



Easton Staff Development Review MEETING AGENDA

Wednesday, May 27, 2026 - 11:00 AM
Council Chambers, Easton Town Office
14 S Harrison Street

1. Discussion Items

- a. **Application Number:** 2025 - 1464 / ESDR 26 - 07
Applicant: C & C Architecture
on behalf of Walbridge Real Estate Investments LLC
Location: 402 Maryland Avenue
Tax Map 0105, Grid 00EA, Parcel 2228
Zoning District: BC (with a PRD Overlay)
Request: Planned redevelopment review for the redevelopment of the existing property as an R2 occupancy in the BC - Business Commercial zoning district.
- b. **Application Number:** 2026 - 1699 / ESDR 26 - 05
Applicant: Rauch Inc.
on behalf of Building African American Minds Inc. (BAAM)
Location: 406 Moton Street
Tax Map 0104, Grid 00EA, Parcel 1367B
Zoning District: R-7A
Request: Sketch site plan review for site improvements with associated stormwater management facilities and other facility improvements.
- c. **Application Number:** 2026 - 1732 / ESDR 26 - 06
Applicant: Davis Bowen & Friedel, Inc.
on behalf of the Talbot County Roads Department
Location: 605 Port Street
Tax Map 0034, Grid 0009, Parcel 0034
Zoning District: GI
Request: Sketch site plan review for the construction of a new pole building as

an addition to the existing Talbot County Roads Department equipment storage building.

VENTURE TITLE COMPANY, LLC

File No. V-10621JAS

Tax ID # 01 007505

This Deed, made this 15th day of January, 2019, by and between **MARY W. HAWKINS**, as to an undivided one-quarter (1/4) interest and **JRT PROPERTIES, LLC**, a Maryland Limited Liability Company, as to an undivided three-quarters (3/4) interest, GRANTORS, and **WALBRIDGE REAL ESTATE INVESTMENTS LLC**, a Maryland Limited Liability Company, GRANTEE.

Witnesseth –

That in consideration of the sum of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee, in fee simple, all that lot of ground situate in the County of Talbot, State of Maryland and described as follows, that is to say:

All that lot or parcel of ground situate, lying and being in Earle's Addition to the Town of Easton, Talbot County, Maryland, and described as follows, that is to say:

BEGINNING for the same at the South side of Maryland Avenue at a point seventy-six (76) feet East of East Street, and running Easterly with the South side of Maryland Avenue, seventy-six (76) feet, thence Southerly and parallel with East Street one hundred ninety-five (195) feet to the line of right of way formerly of the Baltimore Chesapeake & Atlantic Railway, thence Westerly with said line of right of way to the Southeast corner of Lot No. 107, thence Northerly and parallel with said East Street one hundred eighty-two (182) feet to the place of beginning, being designated as Lot No. 108 on the Plat and Survey of Earle's Addition recorded among the Land Records of Talbot County, Maryland in Liber 153, folio 50.

Being the same property, described as Parcel Fourteenth, whereby an undivided 75% interest was conveyed unto JRT Properties, LLC, a Maryland Limited Liability Company from Jessica P. Fluharty, Roxanne L. Kleppinger and Thomas C. Kleppinger, Jr., by Deed dated August 2, 2018 and recorded among the Land Records of Talbot County, Maryland in Liber 2558, folio 156.

Also the same property, described as Parcel Fourteenth, whereby an undivided 75% interest was conveyed unto Jessica P. Fluharty, Roxanne L. Kleppinger and Thomas C. Kleppinger, Jr., from Jessica P. Fluharty, Personal Representative of the Estate of

**CERTIFICATION IS MADE THAT ALL TAXES
DUE ON THE PROPERTY INDICATED IN
THIS DEED HAVE BEEN PAID.
FINANCE OFFICER OF TALBOT COUNTY
R ANDREW HOLLIS, FIN. OFFICER**

DATE

1/18/2019

Thomas Clifton Kleppinger, Sr. (a/k/a Thomas C. Kleppinger) by Deed dated July 27, 2018 and recorded among the Land Records of Talbot County, Maryland in Liber 2553, folio 309.

Also being the same property whereby an undivided one-eighth interest was conveyed unto Mary W. Hawkins from Mary W. Hawkins, Personal Representative of the Estate of John C. Hawkins, Sr., by Deed dated May 16, 2008 and recorded among the Land Records of Talbot County, Maryland in Liber 1622, folio 635.

Also being the same property which was conveyed unto John C. Hawkins, Sr., as to an undivided one-eighth interest and Mary W. Hawkins, as to an undivided one-eighth interest from John S. Hawkins, Sr. and Mary W. Hawkins by Deed dated April 6, 2000 and recorded among the Land Records of Talbot County, Maryland in Liber 961, folio 095.

Also being the same property which was conveyed unto Thomas C. Kleppinger, as to an undivided three-quarters interest and John C. Hawkins and Mary W. Hawkins, his wife, as tenants by the entireties, as to an undivided one-quarter interest from T. Earl Ewing Farm Implement & Hardware Corp., a Maryland Corporation by Deed dated January 30, 1984 and recorded among the Land Records of Talbot County, Maryland in Liber 583, folio 251.

Subject to covenants, easements and restrictions of record.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said WALBRIDGE REAL ESTATE INVESTMENTS LLC, a Maryland Limited Liability Company, in fee simple.

And the Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

In Witness Whereof, Grantors have caused this Deed to be properly executed and sealed the day and year first above written.

[Signature]

Mary W. Hawkins (SEAL)
MARY W. HAWKINS

[Signature]

JRT PROPERTIES, LLC, a Maryland Limited
Liability Company
Jessica P. Fluharty (SEAL)
By: Jessica P. Fluharty, General Manager

STATE OF MARYLAND
COUNTY OF TALBOT

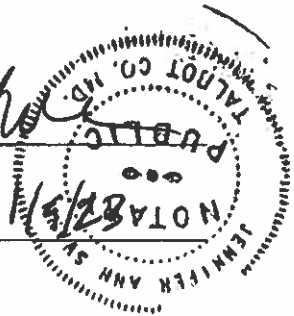
} ss

I hereby certify that on this 15th day of January, 2019, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared MARY W. HAWKINS, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
Notary Public

My Commission Expires: 1/5/28



STATE OF MARYLAND
COUNTY OF TALBOT

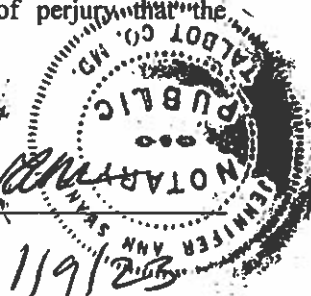
} ss

I hereby certify that on this 15th day of January, 2019 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared JESSICA P. FLUHARTY, GENERAL MANAGER OF JRT PROPERTIES, LLC, and that as such officer, being authorized to do so, executed the foregoing Deed for the purposes therein contained, by signing the name of the limited liability company, by herself as such General Manager, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public

My Commission Expires: 11/9/23



THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.


Ronald B. Lee, Esquire, Vice-President of
Venture Title Company, LLC

AFTER RECORDING, PLEASE RETURN TO:
VENTURE TITLE COMPANY, LLC
117 BAY STREET
EASTON, MD 21601

MARYLAND
FORM
WH-AR

**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence**

2019

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor Mary W. Hawkins

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).
402 Maryland Avenue, Easton, MD 21601

3. Reasons for Exemption

Resident Status



As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.



Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence



Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness



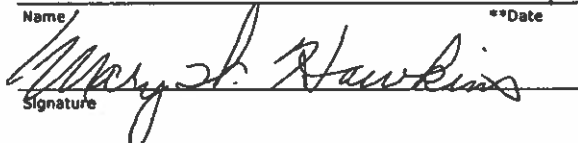
Mary W. Hawkins

Name

1-15-19

**Date

Signature



3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

**MARYLAND
FORM
WH-AR**
**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence**
2019

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor JRT Properties, LLC, a Maryland Limited Liability Company

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).
402 Maryland Avenue, Easton, MD 21601**3. Reasons for Exemption****Resident Status**☐

As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

☒

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence☐

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

JRT Properties, LLC

Name of Entity

By

Jessica P. Fluharty

Name

**Date

General Manager

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.



Kathleen M. Duvall, Clerk
Circuit Court for Talbot County
11 N. Washington St., Suite 16
Easton, Maryland 21601

License and Recording
410-822-2611 Ext. 4

LR - Deed (w Taxes)
Recording Fee no RT
20.00
Name: Hawkins-JRT
Properties
LLC/Walbridge Rea
Ref:
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 1,250.00
LR - County Transfer
Tax - linked 2,500.00
LR - NR Tax - 1kd 0.00
=====
SubTotal: 3,810.00
=====
Total: 4,050.00
01/18/2019 03:15
CC20-M6
#11547548 CC0205 -
Talbot
County/CC02.05.02 -
Register 02

DOCUMENT VALIDATION
(excluded from page count)

BOOK: 2589 PAGE: 19
State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☒ County: Talbot
Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
 (Type or Print in Black Ink Only—All Copies Must Be Legible)

1 Type(s) of Instruments (☐ Check Box if addendum Intake Form is Attached.)

1 Dood	Mortgage	Other	Other
2 Dood of Trust	Lease	Assign of Rents	Sub Agr

2 Conveyance Type Check Box

☒ Improved Sale Arms-Length [1]	☐ Unimproved Sale Arms-Length [2]	☐ Multiple Accounts Arms-Length [3]	☐ Not an Arms-Length Sale [9]
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3 Tax Exemptions (if applicable)
 Cite or Explain Authority

Recordation	
State Transfer	
County Transfer	

4 Consideration and Tax Calculations

Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	\$ 250,000.00	Transfer Tax Consideration	\$
Any New Mortgage	\$ 175,000.00	X () %	\$
Balance of Existing Mortgage	\$	Less Exemption Amount	\$
Other:	\$	Total Transfer Tax	\$
Other:	\$	Recordation Tax Consideration	\$
Full Cash Value:	\$	X () per \$500	\$
		TOTAL DUE	\$

5 Fees

Amount of Fees	Doc. 1	Doc. 2	Agent:
Recording Charge	\$ 20.00	\$ 75.00	
Surcharge	\$ 40.00	\$ 40.00	Tax Bill:
State Recordation Tax	\$ 3,000.00	\$	C.B. Credit:
State Transfer Tax	\$ 1,250.00	\$	
County Transfer Tax	\$ 2,500.00	\$	Ag. Tax/Other:
Other Assign of Rents	\$ 60.00	\$	
Other Sub Agr	\$ 60.00	\$	

6 Description of Property
 SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
01	007505	2558/156			☐ (5)
Subdivision Name			Lot (3a)	Block (3b)	Sect/AR (3c)
Location/Address of Property Being Conveyed (2)			Plat Ref.	Sq F/Acreage (4)	
402 MARYLAND AVENUE, EASTON, MD 21601					
Other Property Identifiers (if applicable)				Water Meter Account No.	
Residential ☒ or Non-Residential ☐ Fee Simple ☒ or Ground Rent ☐ Amount: N/A					
Partial Conveyance? ☐ Yes ☒ No Description/Amt. of Sq F/Acreage Transferred: N/A					
If Partial Conveyance, List Improvements Conveyed: N/A					

7 Transferred From

Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)
MARY W. HAWKINS	WALBRIDGE REAL ESTATE INVESTMENTS LLC
JRT PROPERTIES, LLC, a Maryland Limited Liability Company	
Doc. 1 – Owner(s) of Record, if Different from Grantor(s)	Doc. 2 – Owner(s) of Record, if Different from Grantor(s)

8 Transferred To

Doc. 1 – Grantee(s) Name(s)	Doc. 2 – Grantee(s) Name(s)
WALBRIDGE REAL ESTATE INVESTMENTS LLC	W. David Morse, Trustee
	Charles E. Ruch, Trustee
New Owner's (Grantee) Mailing Address	
25973 MARENGO ROAD, EASTON, MD 21601	

9 Other Names to Be Indexed

Doc. 1 – Additional Names to be Indexed (Optional)	Doc. 2 – Additional Names to be Indexed (Optional)
	SHORE UNITED BANK

10 Contact/Mail Information

Instrument Submitted By or Contact Person		☒ Return to Contact Person
Name: Jennifer Swann		☐ Hold for Pickup
Firm: VENTURE TITLE COMPANY, LLC		☐ Return Address Provided
Address: 117 BAY STREET		
EASTON, MD 21601	Phone: ()	

11 Assessment Information

IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Yes	☒ No	Will the property being conveyed be the grantee's principal residence?
Yes	☒ No	Does transfer include personal property? If yes, identify: _____
Yes	☒ No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only – Do Not Write Below This Line

Terminal Verification		Agricultural Verification		Whole		Part		Tran. Process Verification	
Transfer Number	Date Received:	Geo	Map	Deed Reference:		Assigned Property No.			
Year	20	20		Zoning	Grid	Plat	Lot		
Land				Use	Parcel	Section	Occ. Cd.		
Buildings				Town Cd.	Ex. St.	Ex. Cd.			
Total									

REMARKS:

Distribution: ☐ Clerk's Office ☐ SDAT AOC-CC-300 (5/2007)
☐ Office of Finance ☐ Preparer

V-10621JAS



Project Site: 402 Maryland Ave.
Easton, MD 21601
Permit #: n/a
Letter Re: Narrative regarding Planned Redevelopment Application and renovation plans
DATE: (05.07.26)

History:

The three-story dwelling located at 402 Maryland Avenue is currently being used as a single dwelling unit and storage facility, R-3 and S-1/S-2 occupancies. There is also an accessory business use (office) on the first floor that will remain unchanged. The single dwelling unit is located on the second floor. The building does not currently have a sprinkler system. The property is not located in the Historic District and the property is zoned Business Commercial (BC).

Proposal:

The owner plans to renovate the current building to include a total of four (5) apartments, three (3) apartments on the first floor, and two (2) apartments on the second floor. The remainder of the existing space will continue to function as S1/S2 storage and attic space. The owner is planning on adding a sprinkler system to all R2 portions of the building. The owner has completed a minor revision plat to allow for proper egress from the proposed apartment on the first floor adjacent to parcel 2229. The scope of work is an interior renovation that will not alter the existing footprint of the building.

Christian Chute, AIA

**Town of Easton**

Engineering, Planning and Zoning

14 South Harrison Street, Easton, MD 21601

Planned Redevelopment Overlay Application**Application Type**Subdivision ☒Site Plan ☐**Subdivision Information**

Name

Original Property Size

Acres 0.33

Square Feet 14,489

Number of Lots Proposed

No Change

Site Plan Information

Property Size

Acres

Square Feet

Structure's Floor Area

Structure's Square Feet

Property Information

Address

402 Maryland Ave., Easton, MD 21601

Tax Map

105

Grid

00EA

Parcel

2228

Lot

Deed Reference:

Liber

2589

Folio

13

Plat Reference:

Liber

153

Folio

51

Zoning District

BC

Historic District

Y ☐N ☒

Source of Electricity

Easton Utilities

Owner

Name

Walbridge Real Estate Investments LLC

Mailing Address

25973 Marengo Road, Easton, MD 21601

Telephone No.

Email

Surveyor / Engineer

Name

Jefferson Ewell Hubbard

License No.

363

Expiration Date

2025-08-03

Mailing Address

117 Bay Street, Easton MD 21601

Telephone No.

Email

Applicant or Agent

Name

Christian Chute

Mailing Address

7760 Bloomfield Rd., Easton, MD 21601

Telephone No.

Email

Request Details

Please describe the purpose of the request being including all information pertinent to said request.

Attach a formal letter detailing request.

Request to approve the new use of the property as an R2 occupancy.

The owner has obtained a lot line revision in order to establish proper egress from the proposed bedroom windows on the first floor. Proposed R2 occupancy would include (5) bedroom apartments and additional office space.

- If the applicant is other than the owner, include a letter of certification from the owner.
- Attach five (5) copies of the recorded Deed conveying present ownership of the property.
- Attach seven (7) copies of scaled site plan with all dimensions of lot, setbacks, proposed improvements and the distances between improvements.
- Provide all information related to any restrictions imposed by Homeowner Associations, etc.
- Include any additional information related to the request being made..
- ESDR Review Letter
- \$150 Fee Payment

Any modifications during review shall warrant an updated application.

I do hereby solemnly declare and affirm that the information provided by this application and the documents attached hereto accurately represent the conditions of the request and that submission of an incomplete application will be returned for correction prior to processing.

Signature of Applicant or Agent



Date (05.07.26)

Printed Name of Applicant or Agent

Christian Chute

For Office Use Only

Project Number	PR 25 - 01	Fee Received	\$150.00
Application Number	2025 - 1461	Application Notification	
Filing Date	05/07/2026	Property Posting Date	
PC Meeting Date		Notice(s) Published	
If ESDR, Date	05/27/2026		
Final Approval Date			
Recordation Date			

Revised 2-2019



Town of Easton
Planning and Zoning
14 South Harrison Street, Easton, MD 21601

Easton Staff Development Review

Property Information

Address	406 MOTON STREET EASTON MD 21601						
Tax Map	0104	Grid	00EA	Parcel	1367B	Lot	N/A
Deed Reference:	Liber	03153	Folio	00290			
Plat Reference:	Liber	75	Folio	0002			
Base Zoning District	R7A	Historic District	Y ☐ N ☒				
		Planning Redevelopment	Y ☒ N ☐				

Purpose of Application / Description of Work:

THE SITE IMPROVEMENTS PROPOSED INCLUDE TWO NEW MULTI-USE BUILDINGS WITH SOLAR ON THE ROOF. THE SITE FEATURES INCLUDE PARKING AND ACCESSIBLE ENTRIES AND SITE PATHS, DUMPSTER ENCLOSURE WITH LOADING ACCESS, TRAFFIC GARDEN WITH STORAGE SHED, COMMUNITY GARDEN, AND UTILITY BUILDING/ SHED. THE PROJECT PRIORITIZES OPEN SPACE AND STORMWATER MANAGEMENT FEATURES THAT UTILIZE THE NATURAL FLOW PATHS OF THE PROPERTY AND THE SURROUNDING STORM DRAIN SYSTEM.

Owner

Name	BUILDING AFRICAN AMERICAN MINDS INC.		
Mailing Address	PO BOX 1066 EASTON MD 21601		
Telephone No.		E-mail	

Applicant / Agent

Name	RAUCH INC.		
Mailing Address	106 N HARRISON ST. EASTON MD 21601		
Telephone No.		E-mail	

Surveyor / Engineer

Name	RAUCH INC.	License No.	11024	Expiration Date	JULY 24, 2026
Mailing Address	106 N HARRISON STREET EASTON MD 21601				
Telephone No.		E-mail			

Any modifications during review shall warrant an updated application.

I do hereby solemnly declare and affirm that the information provided by this application and the documents attached hereto accurately represent the conditions of the request and that submission of an incomplete application will be returned for correction prior to processing.

Signature of Applicant or Agent	
Date	
Printed Name of Applicant or Agent	BRIAN FITZGERALD

For Office Use Only

Easton Staff Development Review Meeting Required Y ☒ N ☐

Easton Staff Development Review Meeting Date 05/27/2026

Completeness Check Date 05/08/2026

Revisions/Resubmissions Required Y ☐ N ☐

Resubmission Date 05/07/2026

Documents Received Y ☒ N ☐

Staff Determination

Scheduled for April 22, 2026 ESDR

Scheduled for May 27, 2026 ESDR

Planning Commission Required Y ☒ N ☐

BOZA Required Y ☐ N ☒

Historic District Commission Required Y ☐ N ☒

Resubmission for ESDR Required Y ☐ N ☐

Staff Signature *Samantha N. Smith*

Date 05/08/2026

Revised 02-2019

**Town of Easton**

Planning and Zoning

14 South Harrison Street, Easton, MD 21601

Site Plan, PUD, Planned Healthcare Application**Application Type**Planned Unit Development ☐Amendment ☐Health Care (HC) ☐Site Plan ☒**Subdivision Information**

Name				
Original Property Size	Acres		Square Feet	
Telephone No.		Email		

Site Plan Information

Property Size	Acres	1.969	Square Feet	85,770
Structure's Floor Area	7,000	Structure's Square Feet	7,000	
Area of Disturbance	85,770	Number of Dwelling Units	1	

Property Information

Address	406 MOTON STREET EASTON MARYLAND 21601						
Tax Map	0104	Grid	00EA	Parcel	1367B	Lot	
Deed Reference:	Liber	03153	Folio	00290			
Plat Reference:	Liber	75	Folio	2			
Base Zoning District	R7A	Historic	Y ☐ N ☒	Planned Redevelopment	Y ☒ N ☐		
Source of Electricity	EASTON UTILITIES						

Owner

Name	BUILDING AFRICAN AMERICAN MINDS INC		
Mailing Address	P.O. BOX 1066 EASTON MARYLAND 21601		
Telephone No.		Email	

Applicant or Agent

Name	RAUCH INC.		
Mailing Address	106 N HARRISON STREET EASTON MARYLAND 21601		
Telephone No.		Email	

Surveyor / Engineer

Name	RAUCH INC.	License No.	11024	Expiration Date	JULY 24, 2026
Mailing Address	106 N HARRISON STREET EASTON MARYLAND 21601				
Telephone No.		Email			

Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed and satisfied the Town of Easton Development Standards and that submission of an incomplete application will be returned for correction prior to processing.

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

For Office Use Only

Planning Commission Required	Y ☒	N ☐
Planning Commission Meeting Date		
Sketch Approval Date	Project No.	ESDR 26 - 05
Prelim/Dev. Approval Date	Application No.	2026 - 1699
Final Approval Date	Sketch Fee Paid	
Recordation Date	Develop. Fee Paid	

Revised 02-2019



Town of Easton
Planning and Zoning
14 South Harrison Street, Easton, MD 21601

Planned Redevelopment Overlay Application

Application Type

Subdivision ☐

Site Plan ☒

Subdivision Information

Name BAAM - CAMPUS ANNEX
Original Property Size Acres 1.969 Square Feet 85,770 SF
Number of Lots Proposed N/A

Site Plan Information

Property Size Acres 1.969 Square Feet 85,770 SF
Structure's Floor Area 7,000 SF Structure's Square Feet 7,000 SF

Property Information

Address 406 MOTON STREET EASTON MARYLAND 21601
Tax Map 0104 Grid 00EA Parcel 1367B Lot
Deed Reference: Liber 03153 Folio 00290
Plat Reference: Liber 75 Folio 2
Zoning District R7A Historic District Y ☐ N ☒
Source of Electricity EASTON UTILITIES

Owner

Name BUILDING AFRICAN AMERICAN MINDS INC.
Mailing Address P.O. BOX 1066 EASTON MARYLAND 21601
Telephone No. Email

Surveyor / Engineer

Name RAUCH INC. License No. 11024 Expiration Date JULY 24, 2026
Mailing Address 106 N HARRISON STREET EASTON MARYLAND 21601
Telephone No. Email

Applicant or Agent

Name RAUCH INC.
Mailing Address 106 N HARRISON STREET EASTON MARYLAND 21601
Telephone No. Email

Request Details

Please describe the purpose of the request being including all information pertinent to said request.
Attach a formal letter detailing request.

THE PURPOSE OF THIS REQUEST IS TO OBTAIN SITE PLAN APPROVAL FOR REDEVELOPMENT OF THE BAAM PROPERTY
LOCATED AT 406 MOTON STREET.

- If the applicant is other than the owner, include a letter of certification from the owner.
- Attach five (5) copies of the recorded Deed conveying present ownership of the property.
- Attach seven (7) copies of scaled site plan with all dimensions of lot, setbacks, proposed improvements and the distances between improvements.
- Provide all information related to any restrictions imposed by Homeowner Associations, etc.
- Include any additional information related to the request being made..
- ESDR Review Letter
- \$500 Fee Payment

Any modifications during review shall warrant an updated application.

I do hereby solemnly declare and affirm that the information provided by this application and the documents attached hereto accurately represent the conditions of the request and that submission of an incomplete application will be returned for correction prior to processing.

Signature of Applicant or Agent

Date 2026-05-05

Printed Name of Applicant or Agent

BRIAN FITZGERALD

For Office Use Only

Project Number	PR 26 - 01	Fee Received	
Application Number	2026 - 1699	Application Notification	
Filing Date	05/06/2026	Property Posting Date	
PC Meeting Date		Notice(s) Published	
If ESDR, Date	05/27/2026		
Final Approval Date			
Recordation Date			

Revised 2-2019



Town of Easton
Planning and Zoning
14 South Harrison Street, Easton, MD 21601

Supplemental Waiver Request Application

Waiver Request Type

Sidewalk ☐ Parking Spaces ☐ Parking/Aisle Dimension ☐
Landscaping & Buffering ☒ Signage ☐ Other ☐

Project Information

Address 406 Moton Street, Easton MD 21601
Tax Map 0104 Grid 00EA Parcel 1367B Lot N/A
Zoning District R7A PC Meeting Date Historic District Yes ☐ No ☒
Owner or Agent BAAM & Rauch INC
Mailing Address 106 N. Harrison Street, Easton, MD 21601
Telephone No. [REDACTED] Email [REDACTED]

Request Details

Please attach a detailed description of the waiver request(s) being made and the justification(s) for requesting said waiver(s).

Due to site constraints, we request a waiver to locate bufferyard plant units outside the area designated by the typical 10' wide class 'E' Buffer Zone.
On the northern property line: existing & proposed utilities conflict with the potential BY planting - we propose to move these in towards the interior, and outside of the utility zone.
On the south property line, a public sidewalk and drainage ditch restrict the space available to plant the BY - we propose to use these plantings in the interior, and to reinforce the north screen.

☒ Ordinance Section Supporting Waiver Request. 28-1014.7E

Any modifications during review shall warrant an updated application.

I do hereby solemnly declare and affirm that the information provided by this application and the documents attached hereto accurately represent the conditions of the request and that submission of an incomplete application will be returned for correction prior to processing.

Signature of Applicant or Agent

Date 3-31-2026

Printed Name of Applicant or Agent

Brian Fitzgerald



Town of Easton
Planning and Zoning
14 South Harrison Street, Easton, MD 21601

Supplemental Waiver Request Application

Waiver Request Type

Sidewalk ☐ Parking Spaces ☐ Parking/Aisle Dimension ☐
Landscaping & Buffering ☒ Signage ☐ Other ☐

Project Information

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Tax Map 0104 Grid 00EA Parcel 1367B Lot N/A
Zoning District R7A PC Meeting Date Historic District Yes ☐ No ☒
Owner or Agent BAAM & Rauch INC
Mailing Address 106 N. Harrison Street, Easton, MD 21601
Telephone No. [REDACTED] Email [REDACTED]

Request Details

Please attach a detailed description of the waiver request(s) being made and the justification(s) for requesting said waiver(s).

Waiver Request to fulfill disturbance-based planting requirement for Commercial Development. Although R7A, we posit that the appropriate landscape use is Commercial (CBD exempt). The site has no proposed residential units- and will be used as academic/mixed use. Code requires 57 disturbance-based trees (excluding bufferyard plantings). We ask that Buffer-yard plantings credit towards this requirement. This allows fulfillment of code, while preserving open space for student outdoor recreation, and the proposed elements of traffic garden, community garden, and reflection patio. All other code plantings are met.

☒ Ordinance Section Supporting Waiver Request. 28-1014.6 E.1

Any modifications during review shall warrant an updated application.

I do hereby solemnly declare and affirm that the information provided by this application and the documents attached hereto accurately represent the conditions of the request and that submission of an incomplete application will be returned for correction prior to processing.

Signature of Applicant or Agent

Date 3/31/2026

Printed Name of Applicant or Agent

Brian Fitzgerald



Town of Easton
Planning and Zoning
14 South Harrison Street, Easton, MD 21601

Supplemental Waiver Request Application

Waiver Request Type

Sidewalk ☐ Parking Spaces ☐ Parking/Aisle Dimension ☐
Landscaping & Buffering ☒ Signage ☐ Other ☐

Project Information

Address 406 Moton Street, Easton MD 21601
Tax Map 0104 Grid 00EA Parcel 1367B Lot N/A
Zoning District R7A PC Meeting Date Historic District Yes ☐ No ☒
Owner or Agent BAAM & Rauch INC
Mailing Address 106 N. Harrison Street, Easton, MD 21601
Telephone No. [REDACTED] Email [REDACTED]

Request Details

Please attach a detailed description of the waiver request(s) being made and the justification(s) for requesting said waiver(s).

Waiver request to substitute deciduous trees or shrubs for evergreens. In cases where screening is not as critical, as in the west side, we propose to use more ecologically healthy plants. Also on the east side bufferyard, we propose to use a mixture of deciduous instead of all evergreen.
On the south bufferyard, we request 5 transplanted trees credited to the bufferyard.

☒ Ordinance Section Supporting Waiver Request.

28 1014.7 D. 6

Any modifications during review shall warrant an updated application.

I do hereby solemnly declare and affirm that the information provided by this application and the documents attached hereto accurately represent the conditions of the request and that submission of an incomplete application will be returned for correction prior to processing.

Signature of Applicant or Agent

Date 3-31-2026

Printed Name of Applicant or Agent

Brian Fitzgerald



Easton Department of Public Works Engineering Division

Site & ROW Improvements

1. SHEET G-100 ENVIRONMENTAL NOTE 1: Revise this note, the site is located within the Critical Area but not located within the Critical Area *buffer*.

Rauch Response: Correction made

2. SHEET G-100: Revise the contact information from Town of Easton Engineering Department 410-822-8822 to Department of Public Works Engineering Division 410-820-8822.

Rauch Response: Correction made

3. SHEET C-205.1: Update references from Dorchester County.

Rauch Response:

4. Show the visibility triangles at the entrance to the site from Moton Street on all sheets.

Rauch Response: Moton Street to be turned over to BAAM – visibility triangles added to the plans temporarily.

5. Label the ownership and width of all Right of Ways on all sheets

Rauch Response: Correction made

6. Is there any intended bus access to the property? If so, how will bus parking and maneuvering areas be addressed?

Rauch Response: No intended bus access to the property required or planned.

7. Extend the sidewalk shown on the south of the property to the existing trail in Moton Park.

Rauch Response: Correction made

8. Label the size and dimension of all storm drain on all sheets.

Rauch Response: The information available is provided.

9. Equipment Shed building footprint is shown in the existing Utility Easement and on top of the existing storm drain and will need to be revised.

Rauch Response: Correction made

10. Trees are not permitted in a utility easement where storm drain is located. Remove the proposed trees shown in the utility easement.

Rauch Response: Correction made.

11. Architectural rendering has trees shown in the ROW (Pit Lane). Please revise.

Rauch Response: Correction made. Added comments for removal to proposed site demolition.

12. Does the utility easement on the east side of the property extend to the southern property line? If not, provide a drainage easement over areas where storm drain exists on site.

Rauch Response: Confirmed extents of easement. Correction made.

13. I recommend transferring Moton Street to the applicant. I further recommend this property be added to the existing property, not a private road. This ultimately would require Town Council approval. If pursued, an exhibit showing this will be required.

Rauch Response: Noted.

14. In future submissions, provide an accessibility exhibit sheet indicating the code applied to all accessibility standards.

Rauch Response: Noted.

Sketch Site Plan & Sketch Stormwater Management Review

15. Please note, a grading permit for the demolition of this site is being issued with the acknowledgement that Stormwater Management is being addressed in this proposed improvement plan.

Rauch Response: Noted.

Stormwater Management

16. How will access to the Stormwater Facilities be provided? Trees appear to block all access.

Rauch Response: Correction made. 10' wide mowed grass access path provided from paper street - Numseen Street ROW.

17. Is a submerged gravel wetland the most ideal stormwater management feature for this redevelopment site and location? We recommend including a fence at this location for safety.

Rauch Response: Noted. Fence not required. Water level of SGW should not reach unsafe depths per standard design and function.

18. Provide outlet protection from the storm drain to the submerged gravel wetland.

Rauch Response: Correction made.

19. The Stormwater Management report page 3 says "Proposed conditions during the 2-, 10-, and 100-year storm events have been analyzed and show postconstruction peak flows are more than preconstruction peak flows at the Study Points". The charts provided show a reduction. Please revise the stormwater management report to be consistent with the information provided. The Sketch Stormwater Management Plan is Approved.

Rauch Response: Correction made.

Easton Utilities Commission

1. Easton Utilities Commission has reviewed the above referenced plans and determined the plans are "Approved As Noted".

RAUCH Response: Understood.

2. An "Approved As Noted" status means plans do not require resubmission to Easton Utilities. We ask that you implement the notes provided prior to Easton Utilities signing off on your plans. Notes are provided on the attached mark-up summary sheets. Please contact Kia Gibbs, Engineering Administrative Support at kgibbs@eucmail.com should you have

RAUCH Response: Understood. The comments provided from the mark-up summary sheets have been addressed.

Planning & Zoning Comments

Sketch Site Plan Review #1

1. Indicate within the Parking Calculations the minimum and maximum parking space requirements for the designated use.

Rauch Response: Correction made. Information has been provided under the Project Data section accompanied by a Parking Calculations table.

2. Provide an overall response to the vehicle space design within the Parking Calculations on sheet G-100. Verify, in a statement, that the proposed parking on-site is adequate to support the proposed C.T.E Classroom, Storage, Carepacks and Office uses. Provide data that supports the correlation between the parking demand and the square foot area of the proposed buildings.

Rauch Response: Understood. Information has been provided under the Project Data section accompanied by a Parking Calculations table.

3. Per § Section 28-501 C.3.(a) through (h) from the Town's Zoning Ordinance, respond to the development requirements and add statements onto sheet G-100.

Rauch Response: Note added to Cover Sheet under the Project Data section -"This site plan design adheres to all Town Zoning Ordinance for Planned Redevelopment Overlay District Approval Criteria per Section 28-501 C.3"

4. Add the total ground floor area and the number of stories for both the Multi-Use School Building and the Equipment Shed to the *Project Data* section on sheet G-100.

Rauch Response: Correction made.

5. For each proposed structure on plan views, provide exterior dimensions.

Rauch Response: Correction made.

6. Verify any proposed exterior lighting on plan views. Additionally, per § Section 28-308.2 J from the Town's Zoning Ordinance, *all on-site lighting unless approved otherwise by the Planning and Zoning Commission shall be low cut-off shielded luminaries at 18' height and light shall not shine off-site at levels greater than 1-foot candle.* Add a reference note within Site Data.

Rauch Response: Understood. Lighting Plan added to Site Plans.

7. Dimension the drive aisle within the parking area.

Rauch Response: Correction made.

8. Identify the zoning district boundaries for the neighboring properties, specifying whether they are R7A or MXW, and include the overlay district information.

Rauch Response: Understood. Zoning and overlay district information for the neighboring properties has been added to the plans.

9. *The Easton Forest Conservation Ordinance #718, Article III, § 31-3.2 Exemptions O. An activity on a previously developed area covered by impervious surface and located in the priority funding area. The site is within the priority funding area and is an existing developed area covered by impervious surface; abandoned multifamily buildings, road and utilities. The overall site area is 1.969 acres with a proposed 7, 000 SF multiuse school building with associated parking, stormwater management and landscaping. Required Forest Conservation would be 0.18 acres or 7,840 square feet. The intent of the project is to maximize density within the infill area and provide adequate facilities to accommodate the site. The submitted landscape plan includes twenty-three (23) deciduous-shade/canopy trees, exceeding the required forest conservation area by one hundred-seventeen (117%) percent. Additionally, the proposed site area contains forty-nine (49) evergreen trees and seven (7) understory trees. Based on the existing conditions and priority funding area, the staff supports the exemption under Ordinance #718, Article III, § 31-3.2 Exemption, "O", an activity on a previously developed area covered by impervious surface and located in the priority funding area.*

Rauch Response: Noted.

10. On sheet L-100, check the number count of plant material shown within the plant list and verify the labeling on the plan view. The plan view shows plant symbols that overlap. Please revise the plan to correct this issue.

Rauch Response: Correction made.

11. The landscaping shown on the Overall Site Plan, sheet C-101, does not match with the Illustrative Landscape Plan, sheet L-100. Verify and revise applicable plans.

Rauch Response: Correction made.

12. There's a landscape island depicted on the Illustrative Landscape Plan, sheet L-100, blocking the entrance to the proposed overhead door vehicle access. Please remove it.

Rauch Response: Correction made.

13. Ensure the bearing and distance are shown along the southern tract boundary on all plan views. In addition, verify the tract boundary distances for both the East and West sides.

Rauch Response: Correction made.

14. Elaborate on your waiver request for Bufferyard 'E' along the north side of the property to include both location and plant substitution. You proposed to use five (5) existing canopy trees, three (3) proposed canopy trees and substituting eight (8) additional evergreen trees for the remaining two (2) required shade/canopy trees. The plan currently proposes twenty-four (24) evergreen trees, but twenty-nine (29) are required. Please ensure the total number of evergreen trees accounts for the mandatory twenty-nine. The waiver requests for the north and south side will need to be specific to the ordinance section § 28-1014.7 *E.a.b. or c.1 through 3*.

Rauch Response: Correction made.

15. Submit the Planned Redevelopment Overlay Application and the corresponding review fee *before* presenting any documents to the Planning Commission.

Rauch Response: Noted.



AERIAL PERSPECTIVE

NOTE:
Conceptual imagery only. Final design is subject to change and will remain compliant with Town requirements.

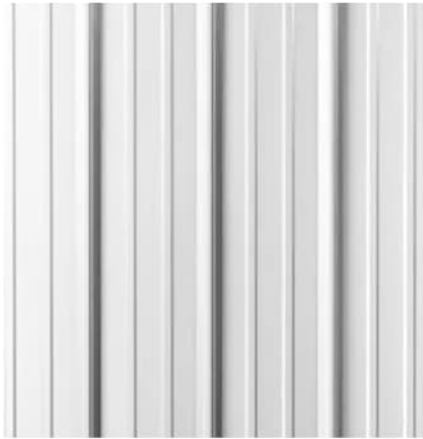
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BAAM - MOTON
ESDR Submission 02
05-06-2026

RAUCH
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Engineering | Survey | Architecture | Environmental



EXTERIOR FINISHES ARE BASED ON THE MATERIALS AT THE BAAM ATHLETIC CENTER

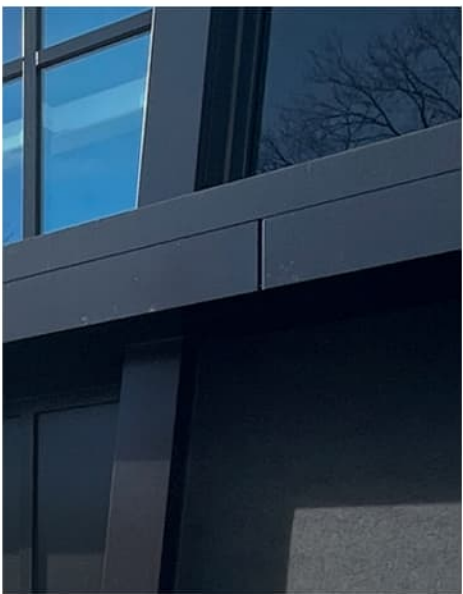


EXTERIOR WALLS AND ROOF - TYPICAL:
STEEL CORRUGATED SIDING PANELS
PROFILE TBD (PBR SHOWN)
PAINTED WHITE



EXTERIOR WALLS - ENTRY:
HIGH PRESSURE LAMINATE

EXTERIOR WINDOWS AND DOORS:
BLACK FINISH
ALUMINUM (PAINTED)
FIBERGLASS (OR EQUAL)



ENTRY CANOPY:
ACM PANEL CLADDING - BLACK
PAINTED STRUCTURAL STEEL
COLUMNS - BLACK
OR
ALUMINUM CLAD COLUMNS



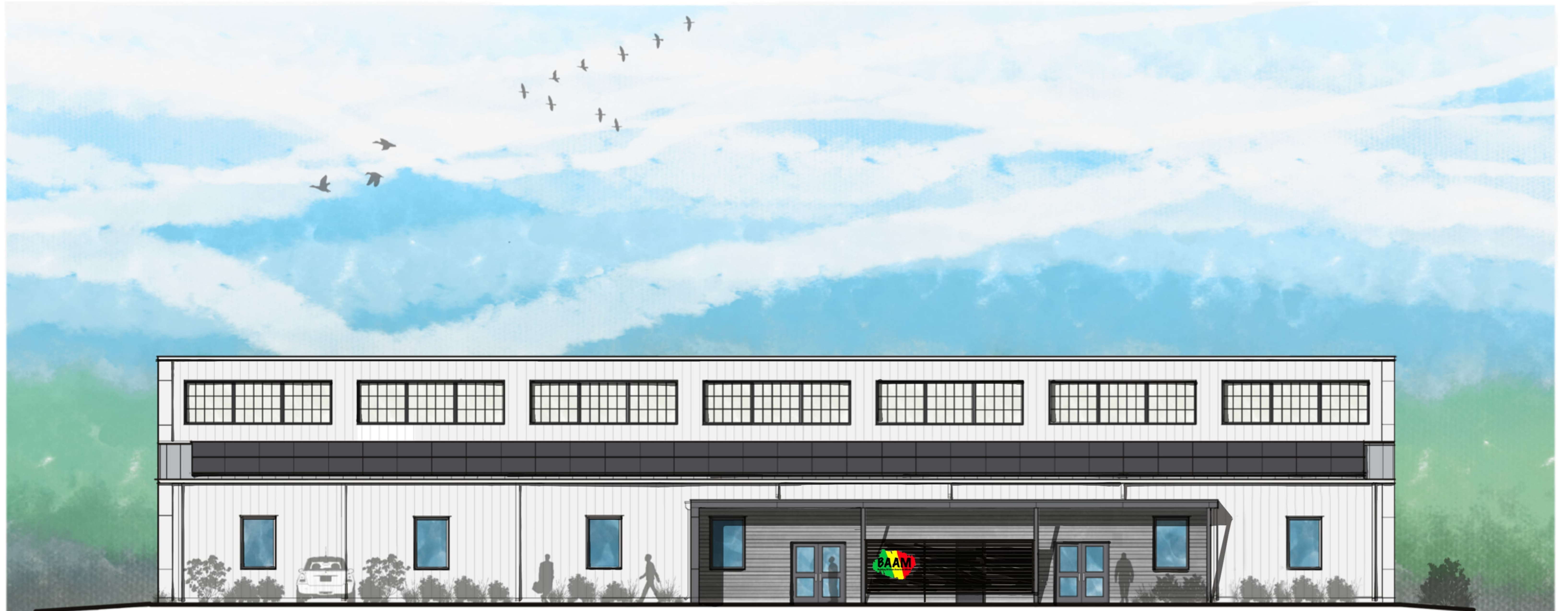
CLERESTORY FENESTRATION
KALWALL TRANSLUCENT PANELS
SHOJI STYLE



ENTRY PERSPECTIVE
DAYLIGHT

NOTE:
Conceptual imagery only. Final design is subject to change and will remain compliant with Town requirements.

BAAM - MOTON
ESDR Submission 02
05-06-2026



SOUTH ELEVATION

NOTE:
Conceptual imagery only. Final design is subject to change and will remain compliant with Town requirements.

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BAAM - MOTON
ESDR Submission 02
05-06-2026

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CONCEPT SECTION

NOTE:
Conceptual imagery only. Final design is subject to change and will remain compliant with Town requirements.

BAAM - MOTON
ESDR Submission 02
05-06-2026



LOBBY AND CORRIDOR INTERIOR

NOTE:
Conceptual imagery only. Final design is subject to change and will remain compliant with Town requirements.

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BAAM - MOTON
ESDR Submission 02
05-06-2026

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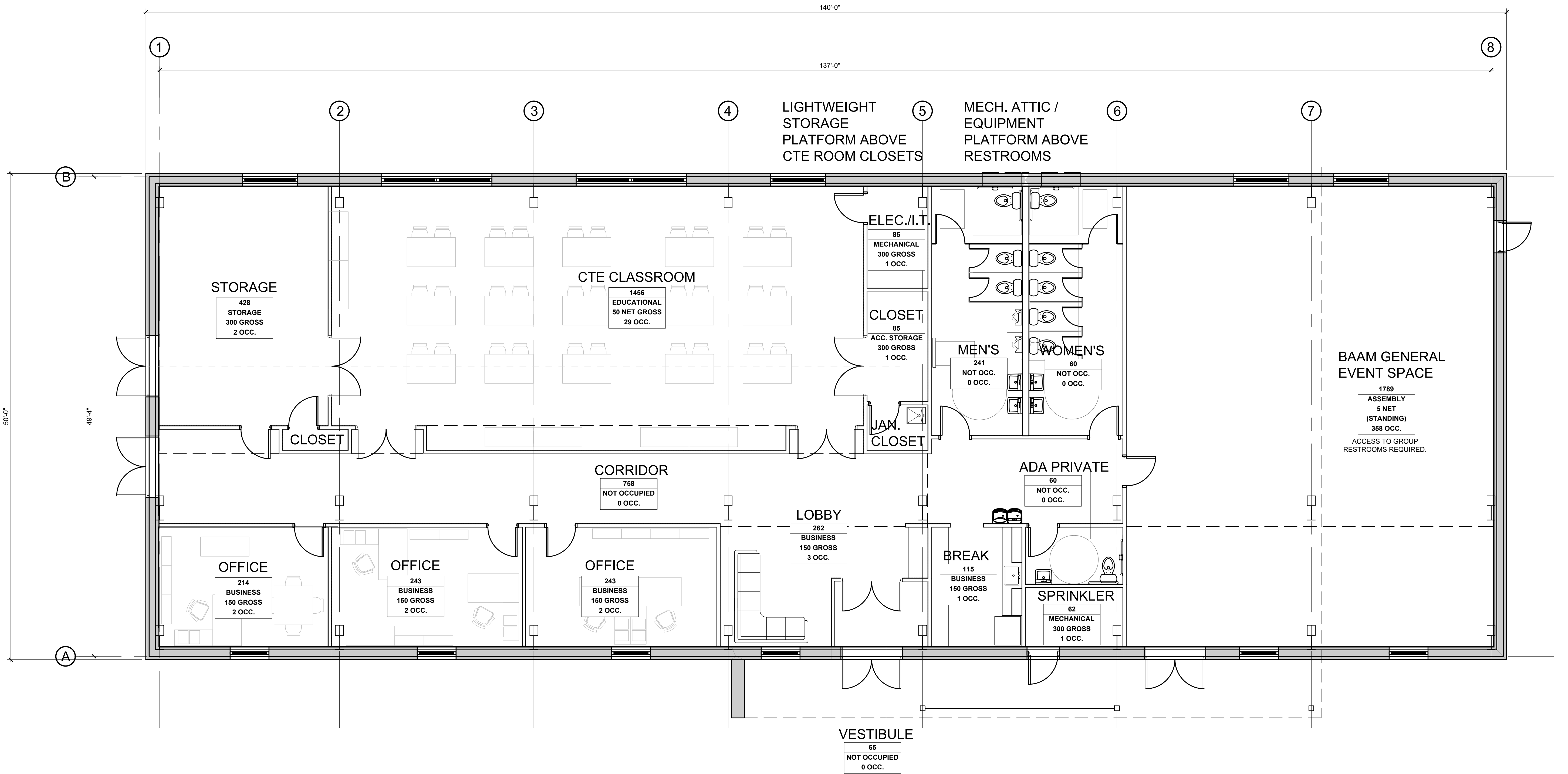


CTE CLASSROOM INTERIOR

NOTE:
 Conceptual imagery only. Final design is subject to change and will remain compliant with Town requirements.

BAAM - MOTON
 ESDR Submission 02
 05-06-2026

Z:\+Projects\260047 - BAAM - Moton Park, Easton, MD\Architecture\Drawings\DD



1 FLOOR PLAN

Scale: 3/16" = 1'-0"

PRELIMINARY DESIGN SUBJECT TO CHANGE AS DETERMINED BY TOWN REQUIREMENTS

RAUCH

INC.

office: 410.770.9081
email: design@raucheng.com | web: www.raucheng.com
108 N. Harrison St. - Easton, MD 21601

PROFESSIONAL
CERTIFICATION:

REV. #	DATE	DESCRIPTION

DATE: 05/06/2026

SCALE: AS SHOWN

DRAWN BY: ZS, PR

DESIGNED BY: PR

APPROVED BY: AS SHOWN

SHEET NO.: DD - A 101

BAAM
MOTON STREET REDEVELOPMENT

TAX MAP 0104, GRID 000EA, PARCEL 1367B
ELECTION DISTRICT, TALBOT COUNTY, MARYLAND
PREPARED FOR:
BUILDING AFRICAN AMERICAN MINDS, INC.
C/O JUNA DALY

Z:\+Projects\260047

BAAM

TAX MAP 0104, GRID 000EA, PARCEL 1367B
ELECTION DISTRICT, TALBOT COUNTY, MARYLAND
PREPARED FOR:
BUILDING AFRICAN AMERICAN MINDS, INC.
C/O DINA DALY



REVISIONS

DESCRIPTION

SCALE: AS SHOWN

DESIGNED BY: PR

SHEET NO.:

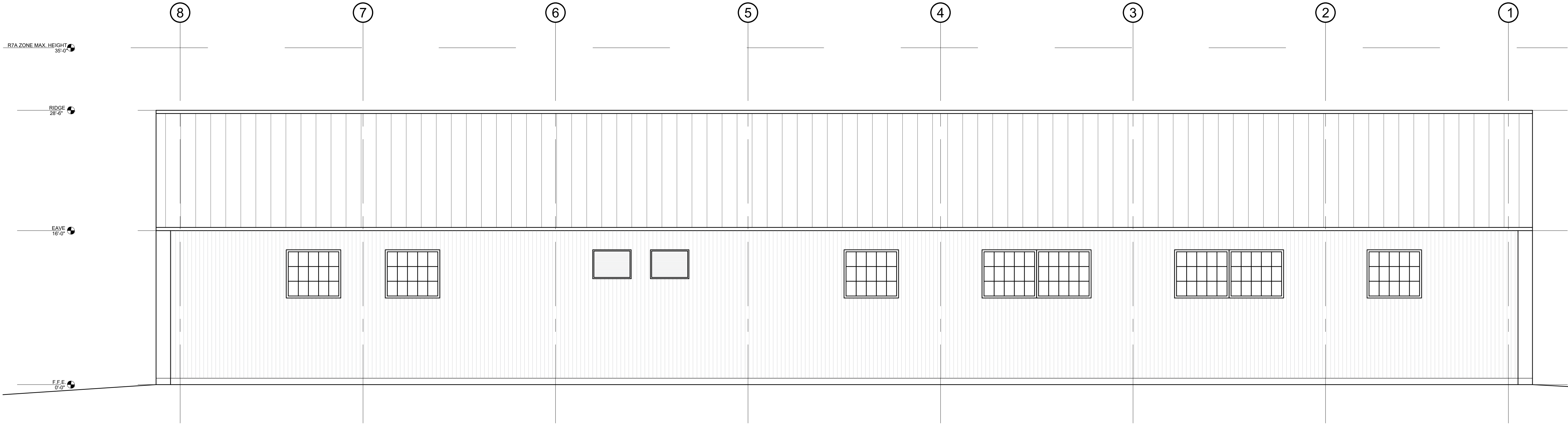
DD - A 201

(1)

Scale: $\frac{3}{16}'' = 1' - 0''$

PRELIMINARY DESIGN SUBJECT TO CHANGE AS DETERMINED BY TOWN REQUIREMENTS

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1 NORTH ELEVATION

Scale: 3/16" = 1'- 0"

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www.raucheng.com
106 N. Harrison St. - Easton, MD 21601

PROFESSIONAL
CERTIFICATION:

REV #	DATE	DESCRIPTION

DATE: 05/06/2026

SCALE: AS SHOWN

DRAWN BY: ZS, PR

DESIGNED BY: PR

APPROVED BY: AS SHOWN

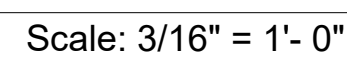
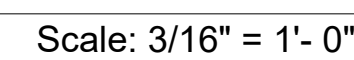
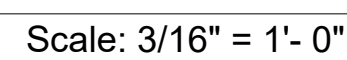
SHEET NO.: DD - A 202

BAAM

MOTON STREET REDEVELOPMENT

TAX MAP 0104, GRID 000EA, PARCEL 1387B
ELECTION DISTRICT TALBOT COUNTY, MARYLAND
PREPARED FOR:
BUILDING AFRICAN AMERICAN MINDS, INC.
C/O DINA DALY

Page 38 of 127



PRELIMINARY DESIGN SUBJECT TO CHANGE AS DETERMINED BY TOWN REQUIREMENTS

office: 410.770.9081
email: design@raucheng.com | web: www.raucheng.com
106 N. Harrison St - Easton, MD 21601

TAX MAP 0104, GRID 000EA, PARCEL 1367B

PREPARED FOR:
BUILDING AFRICAN AMERICAN MINDS, INC.
C/O DINA DALY

PROFESSIONAL
CERTIFICATION.

SHEET NO.:
DD - A 203

PROJECT DATA

PROPERTY ADDRESS: 406 MOTON STREET
EASTON, MD 21601

LATITUDE: 38° 46' 21.15" N

LONGITUDE: -76° 08' 41.08" W

DEED REFERENCE: 03153 / 00290
PLAT REFERENCE: 75 / 2

TAX MAP/ GRID/ PARCEL: 0104 / 00EA / 1367B

ZONING CLASSIFICATION: R7A / PRD & PUD INFILL

EXISTING USE: CENSUS BLOCK: 2012
BLOCK GROUP: 2
CENSUS TRACT: 960300
(M) MUNICIPAL
TYPE - APARTMENTS (SUBSIDIZED HOUSING)

PROPOSED USE: (EC) EXEMPT COMMERCIAL
TYPE - MULTI-USE SCHOOL BUILDING

TOTAL SITE AREA: 1.969 ACRES
EXISTING OPEN SPACE: 1.431 AC / 62,337 SF
PROPOSED SWM AREA: 0.098 AC / 4,312 SF
LIMITS OF DISTURBANCE: 1.970 AC / 85,826 SF

EXISTING IMPERVIOUS: 27%
PROPOSED IMPERVIOUS: 42%

PROPOSED SETBACKS: FRONT - 15'
SIDE - 8'
REAR - 25'

MINIMUM LOT SIZE: 7,500 SF

LOT COVERAGE MAXIMUM: 100% WITHIN BUILDING ENVELOPE
LOT COVERAGE PROPOSED: 8.4% (BUILDING COVERAGE)

BUILDING HEIGHT MAXIMUM: 35'
BUILDING HEIGHT PROPOSED: 28' 6"

MIN. BUILDING ENVELOPE: 60' DEEP X 30' WIDE

VARIANCE REQUIRED: N/A

THIS SITE PLAN DESIGN ADHERES TO ALL OF THE TOWN'S ZONING ORDINANCE FOR PLANNED REDEVELOPMENT OVERLAY DISTRICT APPROVAL CRITERIA PER SECTION 28-501 C.3.

PARKING CALCULATIONS

MINIMUM PARKING SPACES: 42 SPACES
MAXIMUM PARKING SPACES: 72 SPACES

PROPOSED PARKING ON SITE: 34 SPACES
INCLUDING (2) ADA HANDICAP SPACES
W/ (1) ADA VAN ACCESSIBLE AISLE

PARKING PROVIDED ELSEWHERE: 8 SPACES - MOTON ST NORTH OF BAAM ACADEMIC CENTER
EASTON ELEMENTARY SCHOOL
JOWITE STREET

MINIMUM BICYCLE PARKING: 3 SPACES (1 PER 10 VEHICLE SPACES)
PROPOSED BICYCLE PARKING: 7 SPACES

THE PROPOSED PARKING ON-SITE IS ADEQUATE TO SUPPORT THE ACTIVITIES OF THE PROPOSED MULTI-USE ACADEMIC BUILDING. PLEASE SEE PARKING CALCULATIONS TABLE ON G-100 AND THE PARKING STATEMENT ON SHEET G-200.

PROJECT NOTES

FOREST CONSERVATION: EXEMPT PER SECTION 31-3.2 FROM THE TOWN OF EASTON FOREST CONSERVATION ORDINANCE #718 EXEMPTION "O" - THE PROPOSED ACTIVITY IS ON A PREVIOUSLY DEVELOPED AREA COVERED BY IMPERVIOUS SURFACE AND IS LOCATED WITHIN THE PRIORITY FUNDING AREA.

FEMA FLOOD MAPS: PANEL 24041C0189D

WATERSHED: LOWER CHOPTANK
021304030465

NO PORTION OF THIS PROJECT SITE IS LOCATED WITHIN THE 100-YR FLOOD PLAIN

THE CHESAPEAKE BAY CRITICAL AREA DESIGNATION: IDA

SURVEY DATUM

HORIZONTAL: NAD83
VERTICAL: NAVD88
DATE OF SURVEY: FEBRUARY 2026

BENCHMARK: EXISTING SEWER CLEANOUT
LOCATION: 404004.1340' NORTHING
1573510.8380' EASTING
ELEVATION: 13.742'

GENERAL NOTES

PROJECT SHALL BE CONSTRUCTED TO COMPLY WITH THE TOWN OF EASTON DESIGN AND CONSTRUCTION STANDARDS.

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, LOCAL BUILDING CODES, BEST PRACTICES OF THE RESPECTIVE TRADES AND THE STANDARD SPECIFICATIONS AND DETAILS REFERRED TO HEREON.

THIS DRAWING SHOWS INFORMATION OBTAINED FROM AVAILABLE RECORDS REGARDING PIPES, CONDUITS, TELEPHONE LINES AND OTHER STRUCTURES AND CONDITIONS WHICH EXIST WITHIN LIMITS OF THE WORK AT AND BELOW THE SURFACE OF THE GROUND. THE CONTRACTOR IS RESPONSIBLE FOR SUPPORTING AND PROTECTING ALL PIPES, CONDUITS, TELEPHONE LINES, AND OTHER STRUCTURES.

THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO (2) WEEKS PRIOR TO START OF CONSTRUCTION AND SHALL COORDINATE ALL CONSTRUCTION PHASES WITH THEM:

MDE (Main Number) 410-537-3000
MDE (Eastern Shore Field Office) 410-901-4020
TOE DEPT. OF PUBLIC WORKS ENG. DIVISION 410-820-8822
TALBOT SCD 410-822-1583
MISS UTILITY 800-257-7777 or 811

SHOULD ANY DAMAGE OCCUR TO ANY MARKED UTILITIES, THEY SHALL BE REPAIRED SOLELY AT THE CONTRACTORS EXPENSE.

ALL LANDSCAPING SHALL BE PERFORMED BY QUALIFIED PROFESSIONALS. ALL PLANT MATERIALS SHALL BE FROM CERTIFIED NURSERYMAN AND BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF PLANTING.

ANY PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE REPLACED SOLELY AT THE CONTRACTORS EXPENSE.

CONTACT INFORMATION

OWNER/DEVELOPER: BUILDING AFRICAN AMERICAN MINDS INC.
P.O. BOX 1066
EASTON, MD 21601
(443) 496-3034

ENGINEER: RAUCH INC
106 N HARRISON ST
EASTON, MARYLAND 21601
(410)770-9081

HYDROLOGY NOTES:

- THE PROJECT WILL NOT ALTER HYDROLOGY TO OR FROM THE SITE
- NO OUTLETS WILL BE ALTERED BY THIS PROJECT

STANDARD STABILIZATION NOTES:

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETE WITHIN:

- THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND
- SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING

ENVIRONMENTAL NOTES:

- THE PROJECT SITE IS LOCATED WITHIN THE IDA CRITICAL AREA
 - DEVELOPMENT ACTIVITIES HAVE BEEN DESIGNED TO MINIMIZE DESTRUCTION OF FOREST AND WOODLAND VEGETATION; SEE PLANS FOR MINIMIZED DISTURBANCE OF TREES.
 - ALL DEVELOPMENT AND REDEVELOPMENT ACTIVITIES WILL INCLUDE STORMWATER MANAGEMENT TECHNOLOGIES THAT REDUCE POLLUTANT LOADINGS BY AT LEAST 10 PERCENT (10%) BELOW THE LEVEL OF POLLUTION ON THE SITE PRIOR TO DEVELOPMENT/ REDEVELOPMENT. PLEASE SEE SWM REPORT FOR VERIFICATION.
- THE SITE IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN
- STEEP SLOPES ARE NOT PRESENT ON SITE
- NON TIDAL WETLANDS ARE NOT PRESENT ON THIS PORTION OF THE PROJECT

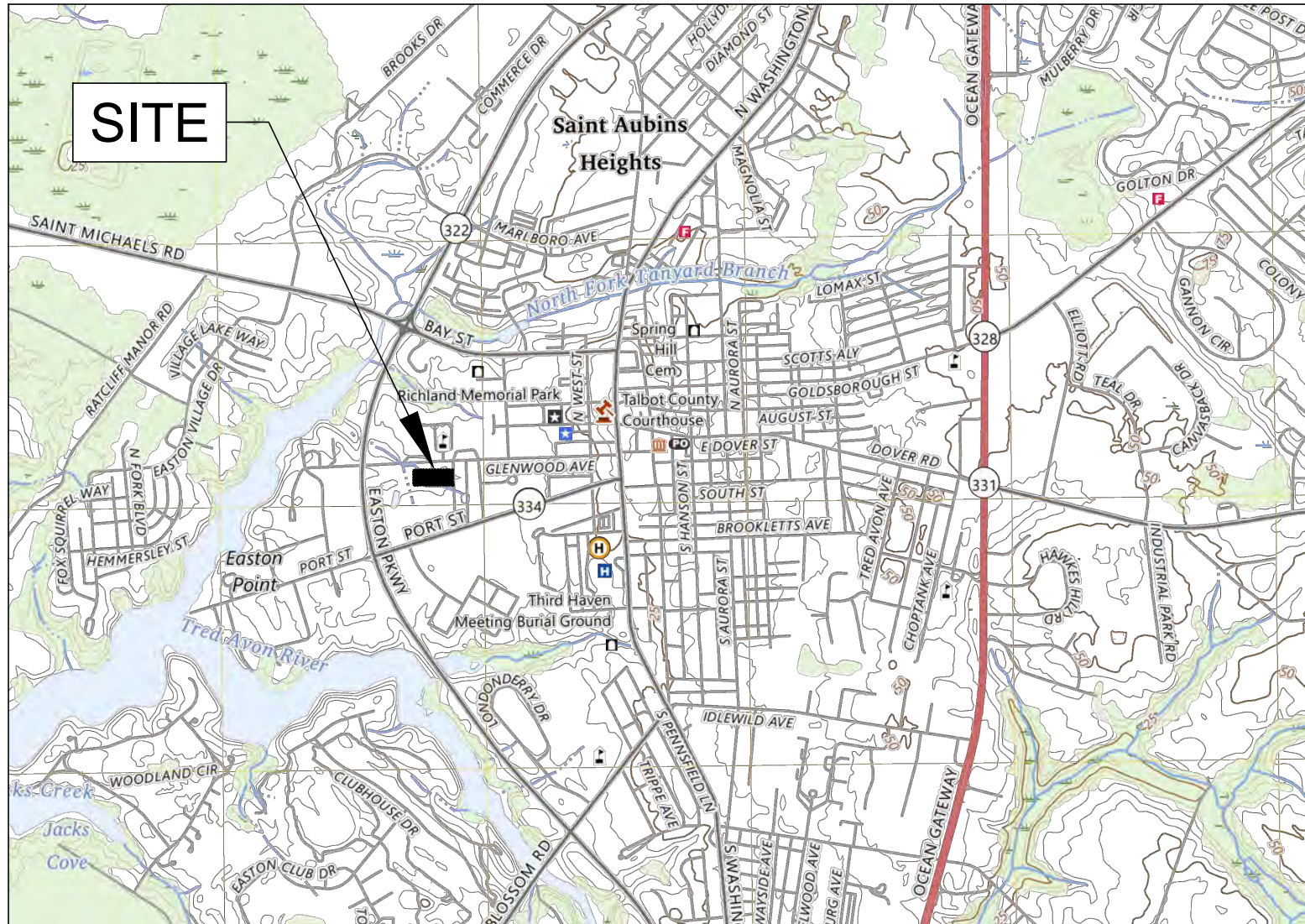
SEQUENCE OF CONSTRUCTION

- NOTIFY MDE AT TALBOT CONSERVATION DISTRICT AT TOE DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION AT (410) 901-4020 (410) 822-1583 (410) 820-8822
- PRE-CONSTRUCTION MEETING.
- INSTALL ALL SEDIMENT AND EROSION CONTROL MEASURES PER PLANS.
- DEMO PER PLAN.
- INSTALL STORMWATER MANAGEMENT NETWORK.
- INSTALL UTILITIES.
- START SITE GRADING.
- CONSTRUCT CURBS INDICATED ON THE PLANS.
- INSTALL BASE PAVEMENT
- CONSTRUCT SIDEWALK AND BUILDINGS AS INDICATED ON THE PLANS.
- CONSTRUCT SUBMERGED GRAVEL WETLAND AREA. DO NOT FINALIZE CONSTRUCTION OF THIS UNTIL EARTH DISTURBANCE IS COMPLETE.
- PERMANENTLY STABILIZE REMAINING AREAS.
- MAINTAIN ALL PERIMETER CONTROLS AND SEDIMENT CONTROL DEVICES UNTIL FINAL STABILIZATION HAS BEEN COMPLETELY ESTABLISHED.
- REMOVE PERIMETER CONTROLS UPON APPROVAL BY THE MDE SEDIMENT CONTROL INSPECTOR.

THE FOLLOWING ITEMS HAVE BEEN ADDRESSED TO MEET THE REQUIREMENTS OF THE GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY (NPDES NUMBER MDR10, STATE DISCHARGE PERMIT NUMBER 09GP).

- UTILIZATION OF ENVIRONMENTAL SITE DESIGN
- MAINTENANCE OF LIMITS OF DISTURBANCE TO PROTECT NATURAL AREAS
- CONTROL OF CONSTRUCTION EQUIPMENT AND VEHICLES
- EVALUATION AND APPROPRIATE LIMITATION OF SITE CLEARING
- EVALUATION AND DESIGNATION OF SITE AREA FOR PHASING OR SEQUENCING
- IDENTIFICATION OF SOILS AT HIGH RISK FOR EROSION AND ADVANCED STABILIZATION TECHNIQUES TO BE USED
- IDENTIFICATION OF STEEP SLOPES AND DESIGNATION OF LIMITATIONS ON CLEARING THEM
- EVALUATION AND DESIGNATION OF STABILIZATION REQUIREMENTS AND TIME LIMITS AND PROTECTION MEASURES FOR DISCHARGES TO THE CHESAPEAKE BAY, IMPAIRED WATERS WITH AN ESTABLISHED TOTAL MAXIMUM DAILY LOAD (TMDL)

BUILDING AFRICAN AMERICAN MINDS INC
EASTON, TALBOT COUNTY, MARYLAND 21601



VICINITY MAP

SCALE: 1" = 2000'

TABLE OF CONTENTS	
SHEET NO.	DRAWING TITLE
G-100	COVER SHEET
G-200	LEGEND
V-101	EXISTING CONDITIONS & DEMOLITION PLAN
C-101	OVERALL SITE PLAN
C-201.01	EROSION & SEDIMENT CONTROL PLAN
C-201.02	STORMWATER EXISTING - QA MAP
C-201.03	STORMWATER PROPOSED - QA MAP
C-205.01 - .02	EROSION & SEDIMENT CONTROL DETAILS
C-205.03	STORMWATER MANAGEMENT DETAILS
L-101	ILLUSTRATIVE LANDSCAPE PLAN

PARKING CALCULATIONS				
USE/PER ORDINANCE	SPACE	AREA ON SITE (SF)	REQUIRED MINIMUM	REQUIRED MAXIMUM
SCHOOL (HS+)	BAAM CTE CLASSROOM	1,456	2	5
OFFICES	BAAM SUPPORT OFFICES	3,327	3	5
WAREHOUSE	BAAM OVERFLOW STORAGE	428	1	2
CONFERENCE	BAAM SMALL EVENT SPACE	1,789	36	60
TOTAL:			42	72
BICYCLE SPACES				7

BMP SUMMARY CHART								
BMP ID	TYPE OF ESD PRACTICE	MARYLAND GRID COORDINATE (NAD 83)		BMP DRAINAGE AREA (SF)	IMPERVIOUS AREA (SF)	TARGET PE (IN)	ACTUAL PE (IN)	TARGET ESDV (CF)
		NORTHING	EASTING					
SGW-1	SUBMERGED GRAVEL WETLAND	404030.3830'	1573076.2565'	85826	23489	1.8	1.93	5467
TOTAL				85826	23489			5467

DRAINAGE AREA SUMMARY CHART																	
DA #	DA		IMPERVIOUS AREA		CN		Tc		2-YEAR STORM				10-YEAR STORM			ESDv	
	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	CHANGE	EXISTING	PROPOSED	CHANGE	TARGET	ACTUAL	
	(ACRES)	(ACRES)	(ACRES)	(ACRES)			(MINUTES)	(MINUTES)	(CFS)	(CFS)		(CFS)	(CFS)		(CF)	(CF)	
1	85826	85826	0.539	0.841	81	84	26.2	16.5	3.01	0.64	-2.37	6.05	5.24	-0.81	5467	5848	
TOTAL	85826	85826	0.539	0.841											5467	5848	

DESIGN PRINCIPLES FOR EASTON

(COMPREHENSIVE PLAN, PG. 29-31)

- INTEGRATED USES ARE DESIRABLE** - THE PROPOSED BUILDING FEATURES A WALKABLE LAYOUT THAT CONSISTS OF COMMUNITY GATHERING AREAS, OPEN SPACE, AND ENVIRONMENTAL SITE DESIGN FEATURES SUCH AS A SUBMERGED GRAVEL WETLAND.
- NATURAL FEATURES SHOULD DETERMINE DESIGN** - THE SITE IS DEVELOPED TO MAINTAIN EXISTING NATURAL CONTOURS AND DRAINAGE PATHS.
- AUTOMOBILES SHOULD NOT DETERMINE DESIGN** - AUTOMOBILES WERE NOT THE PRIORITY FOCUS FOR THE DESIGN BUT SUFFICIENT PARKING IS PROVIDED, WHICH INCLUDES AMPLE LANDSCAPING AND GREEN SPACE.
- AMPLE OPEN SPACES SHOULD BE PROVIDED WITHIN AND AROUND NEIGHBORHOODS** - THIS PROJECT PROVIDES OPEN AREAS AND GREEN SPACES THROUGHOUT THE SITE.
- ARCHITECTURE SHOULD RESPECT EASTON'S HISTORIC DISTRICT** - THIS PROJECT IS NOT WITHIN THE HISTORIC DISTRICT.
- SIGNS SHOULD INFORM BUT NOT DOMINATE** - THERE WILL BE MINIMAL SIGNAGE ON THIS PROPERTY. THE PROPOSED BUILDING WILL INDICATE THE UNIT AND ADDRESS FOR THE PUBLIC AND FIRE/RESCUE SERVICES.
- NEIGHBORHOODS SHOULD CONTAIN A DIVERSITY OF HOUSING TYPES** - THIS PROJECT IS NOT A NEIGHBORHOOD.
- RESIDENTIAL DEVELOPMENTS SHOULD BE INTERESTING PLACES** - THIS PROJECT IS NOT A RESIDENTIAL DEVELOPMENT.
- NEIGHBORHOODS SHOULD CONNECT** - THIS PROJECT IS NOT A NEIGHBORHOOD.



THE TOWN OF EASTON

TOWN APPROVING AUTHORITY _____ DATE _____

OWNERS CERTIFICATION

I, _____, AUTHORIZED REPRESENTATIVE FOR COMMISSIONERS OF EASTON, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY APPROVE AND ADOPT THIS PLAN OF INFRASTRUCTURE IMPROVEMENTS.

DATE _____

(PRINTED NAME HERE)

TITLE _____

REVIEWED FOR THE TALBOT SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

APPROVED:

TALBOT SOIL CONSERVATION DISTRICT _____ DATE _____

NOTE: THE TALBOT SOIL CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, MODIFY OR OTHERWISE ALTER THE EROSION CONTROL PROVISIONS OF THIS PLAN IN THE EVENT THAT ADDITIONAL PROTECTION BECOMES NECESSARY.

DEVELOPER'S CERTIFICATION

I HEREBY CERTIFY THAT ALL OF THE DEVELOPMENT AND/OR CONSTRUCTION SHALL BE DONE IN ACCORDANCE TO THIS PLAN OF EROSION AND SEDIMENT CONTROL.

SIGNATURE _____ DATE _____

- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION MADE IN THIS PLAN. ANY CHANGE MADE TO THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER WILL PLACE RESPONSIBILITY FOR SAID CHANGE ON THE CONTRACTOR OR SUBCONTRACTOR.
- ANY RESPONSIBLE PERSONNEL INVOLVED IN THIS CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT THE DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT.

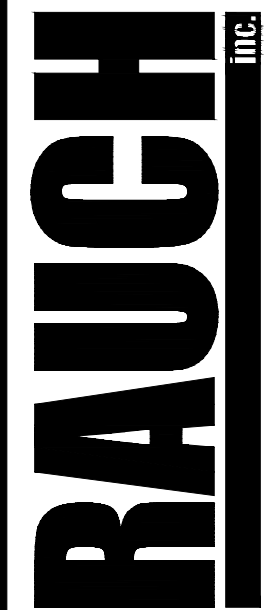
COVER SHEET

BUILDING AFRICAN AMERICAN MINDS INC.

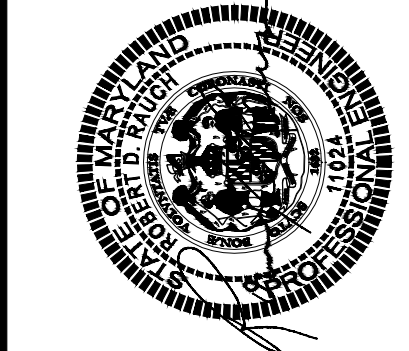
BAAM - CAMPUS ANNEX

TAX MAP 0104, GRID 00EA, PARCEL 1367B

ELECTION DISTRICT 01, TALBOT COUNTY, MARYLAND



Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@rauch.com
Phone: 410 770 9081 | Fax: 410 770 3987



Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 11024
Expiration Date: July 24, 2026

REVISIONS

DESCRIPTION		DATE	
1			



DATE: 05/06/2026
SCALE: AS SHOWN
DRAWN BY: VJK
DESIGNED BY: BBF
APPROVED BY: BBF

SHEET NO.: G-100

Z:\PROJECTS\2020047 - BAAM - MOTON PARK, EASTON, MD\DWG\PRODUCT\020407C-101-SBT-SKETCH-PLAN.DWG

LINETYPES

TOPOGRAPHY
MAJOR CONTOURS
MINOR CONTOURS
TOP OF SLOPE BREAKLINE
BOTTOM OF SLOPE BREAKLINE
TOPOGRAPHY BREAKLINE

CATCHMENT AREA

T_c FLOW PATH

PARCEL BOUNDARY
PARCEL SETBACK/EASEMENT
FENCELINE WOOD
FENCELINE STEEL
TREELINE/VEGETATION
ROADWAY CENTERLINE
HIGHWAY BARRIER

UTILITIES
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
TELEPHONE LINE
GAS PIPE LINE
COMMUNICATIONS (FIBER, ETC)
WATER PIPE
STORMWATER PIPE

UNDERDRAIN
SANITARY SEWER
FORCE MAIN SEWER

ENVIRONMENTAL
WETLAND LINE
FLOOD PLANE 100/500 YR
MEAN HIGH WATER
MEAN LOW WATER
CRITICAL AREA BOUNDARY
BUFFER 25'/100'
SOILS BOUNDARY

EROSION AND SEDIMENT CONTROL
SILT FENCE
SUPER SILT FENCE
SILT FENCE ON PAVEMENT
LIMITS OF DISTURBANCE
LOD & SILT FENCE
LOD & SUPER SILT FENCE
LOD & SILT FENCE ON PAVEMENT
STANDARD INLET PROTECTION
AT-GRADE INLET PROTECTION
CURB INLET PROTECTION
SWM EASEMENT 5'/10'

CONIFEROUS TREE

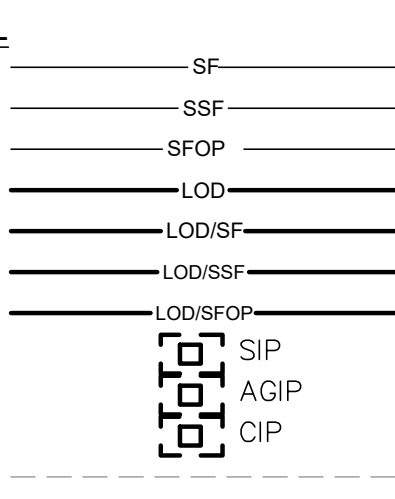
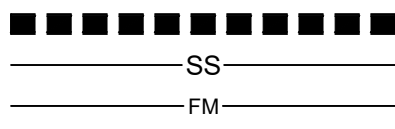
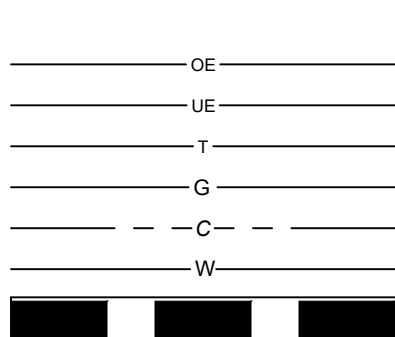
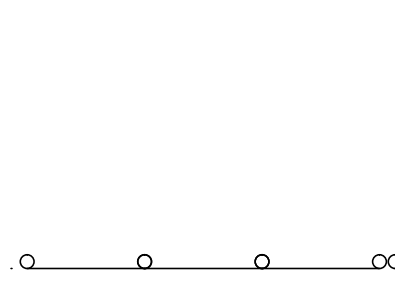
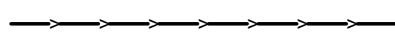
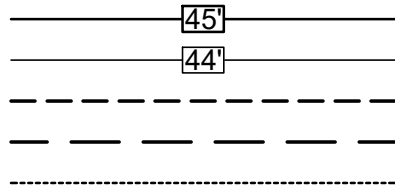
DECIDUOUS TREE

SPOT ELEVATION

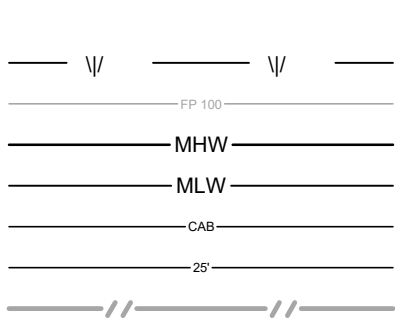
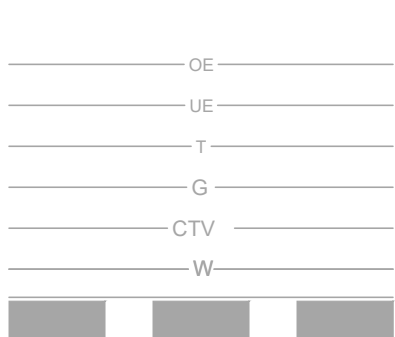
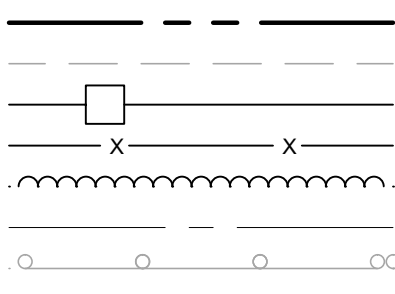
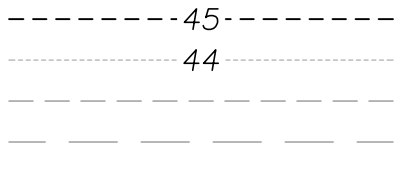
LAND SLOPE

BENCHMARK

PROPOSED



EXISTING



SYMBOLS

FLARED END SECTION

YARD INLET

CURB INLET

CUSTOM INLET

NYLOPLAST INLET

STORM DRAIN MANHOLE

SANITARY SEWER MANHOLE

CLEANOUT

SEPTIC TANK

WATER METER

WATER VALVE

FIRE HYDRANT

WELL

WATER GATE VALVE

ELECTRIC METER

TELEPHONE PEDESTAL

ELECTRIC TRANSFORMER

HEAT PUMP

UTILITY POLE

GUY WIRE

ELECTRIC MANHOLE

TELECOMM. MANHOLE

GAS LID

GAS VALVE

STUB

BOREHOLE/MONITORING WELL

FLAG POLE

BOLLARD

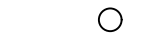
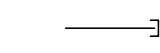
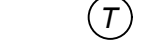
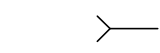
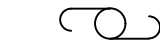
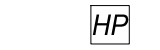
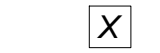
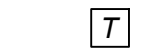
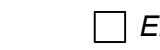
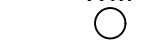
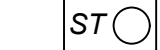
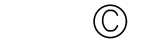
SIGN

STREET LIGHT

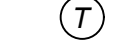
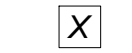
FENCE POST

MAILBOX

PROPOSED



EXISTING



HATCHES

ASPHALT

GRAVEL

CONCRETE

RIPRAP/ROCK

ESD BED BOTTOM

BRICK PAVING

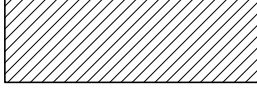
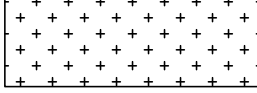
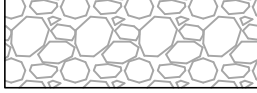
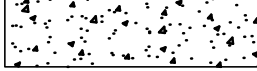
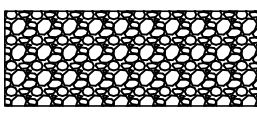
EXISTING, TO BE

DEMOLISHED

STEEP SLOPES

ROOFTOP/NON-ROOFTOP

DISCONNECT



ABBREVIATIONS

ADA AMERICANS WITH DISABILITIES ACT
AGIP AT GRADE INLET PROTECTION
@ AT
BC BACK OF CURB
BM BENCHMARK
BRL BUILDING RESTRICTION LINE
CES CONCRETE END SECTION
C/O CLEAN OUT
CHRD CHORD
CI CURB INLET
CIP CURB INLET PROTECTION
CL CENERLINE
CMP CORRUGATED METAL PIPE
CuI CUSTOM INLET
CY CUBIC YARD
DI DUCTILE IRON
E EAST
EL/ELEV ELEVATION
EP EDGE OF PAVE
ESC EROSION AND SEDIMENT CONTROL
EX EXISTING
FES FLARED END SECTION
FFE FINISHED FLOOR ELEVATION
FH FIRE HYDRANT
FL FLOW LINE
FT FOOT
GFA GROSS FLOOR AREA
GPD GALLONS PER DAY
GV GATE VALVE
HDPE HIGH DENSITY POLYETHYLENE
I INLET
INV INVERT
KV KILOVOLTS
L ARC LENGTH
LF LINEAR FEET
LOD LIMITS OF DISTURBED AREA
LT LEFT
MAX MAXIMUM
MBR MICRO-BIORETENTION
MD MARYLAND
MEP MECHANICAL, ELECTRICAL, AND PLUMBING
MH MANHOLE
MHW MEAN HIGH WATER

MIN MINIMUM
MLW MEAN LOW WATER
MSHA MARYLAND STATE HIGHWAY ADMINISTRATION
MUTCD MANUAL ON UNIFORM TRAFFIC CONTROL
DEVICES
N NORTH
NO NUMBER
PC POINT OF CURVATURE
PE POLYETHYLENE
PERF PERFORATED
PR PROPOSED
PT POINT OF TANGENCY
PVC POLYVINYL CHLORIDE
PVI POINT OF VERTICAL INTERSECTION
Q DISCHARGE
R RADIUS
RCP REINFORCED CONCRETE PIPE
RCN RUNOFF CURVE NUMBER
ROW RIGHT-OF-WAY
RT RIGHT
S SOUTH
SCE STABILIZED CONSTRUCTION ENTRANCE
SD STORM DRAIN
SDMH STORM DRAIN MANHOLE
SF FRICTION SLOPE
SF SILT FENCE
SHA STATE HIGHWAY ADMINISTRATION
SIP STANDARD INLET PROTECTION
SQ SQUARE
SS SANITARY SEWER
SSF SUPER SILT FENCE
SSMH SANITARY SEWER MANHOLE
STA STATION
STD STANDARD
SWM STORM WATER MANAGEMENT
TAN TANGENT
TB THRUST BLOCK
TBR TO BE REMOVED
TC TOP OF CURB
T_c TIME OF CONCENTRATION
TP TAX PARCEL
TYP TYPICAL
UE UNDERGROUND ELECTRIC
UL UNDERGROUND LIGHT CABLE
UT UNDERGROUND TELEPHONE
V VELOCITY
W WEST
W/ WITH

MINIMUM
MEAN LOW WATER
MARYLAND STATE HIGHWAY ADMINISTRATION
MANUAL ON UNIFORM TRAFFIC CONTROL

LEGEND

BUILDING AFRICAN AMERICAN MINDS INC.

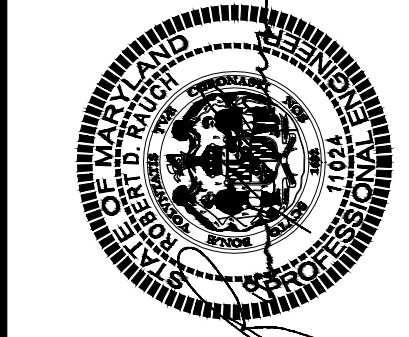
BAAM - CAMPUS ANNEX

TAX MAP 0104, GRID COEA, PARCEL 1367B

ELECTION DISTRICT 01, TALEBOT COUNTY, MARYLAND

RAUCH
Engineering | Survey | Architecture | Environmental

Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@rauch.com
Phone: 410 770 9881 | Fax: 410 770 3887



Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 11024
Expiration Date: July 24, 2026

REVISIONS

REV. #	DATE	DESCRIPTION
1		



DATE: 05/06/2026
SCALE: 1" = 30'
DRAWN BY: VJK
DESIGNED BY: BBF
APPROVED BY: BBF

SHEET NO.:
G-200

PARKING ADEQUACY ANALYSIS:
BAAM MOTON "ANNEX" (THIS PROJECT)

1 FACILITY USES:

57 SCHOOL (HS+)
15 OFFICES
41 WAREHOUSE (STORAGE)
50 CONFERENCE/CONVENTION

BAAM CAREER AND TECHNOLOGY EDUCATION CENTER
BAAM SUPPORT OFFICES
BAAM OVERFLOW STORAGE
BAAM SMALL EVENT SPACE

7 HOURS OF OPERATION

8 JUSTIFICATION

M-F, 8:00-3:30

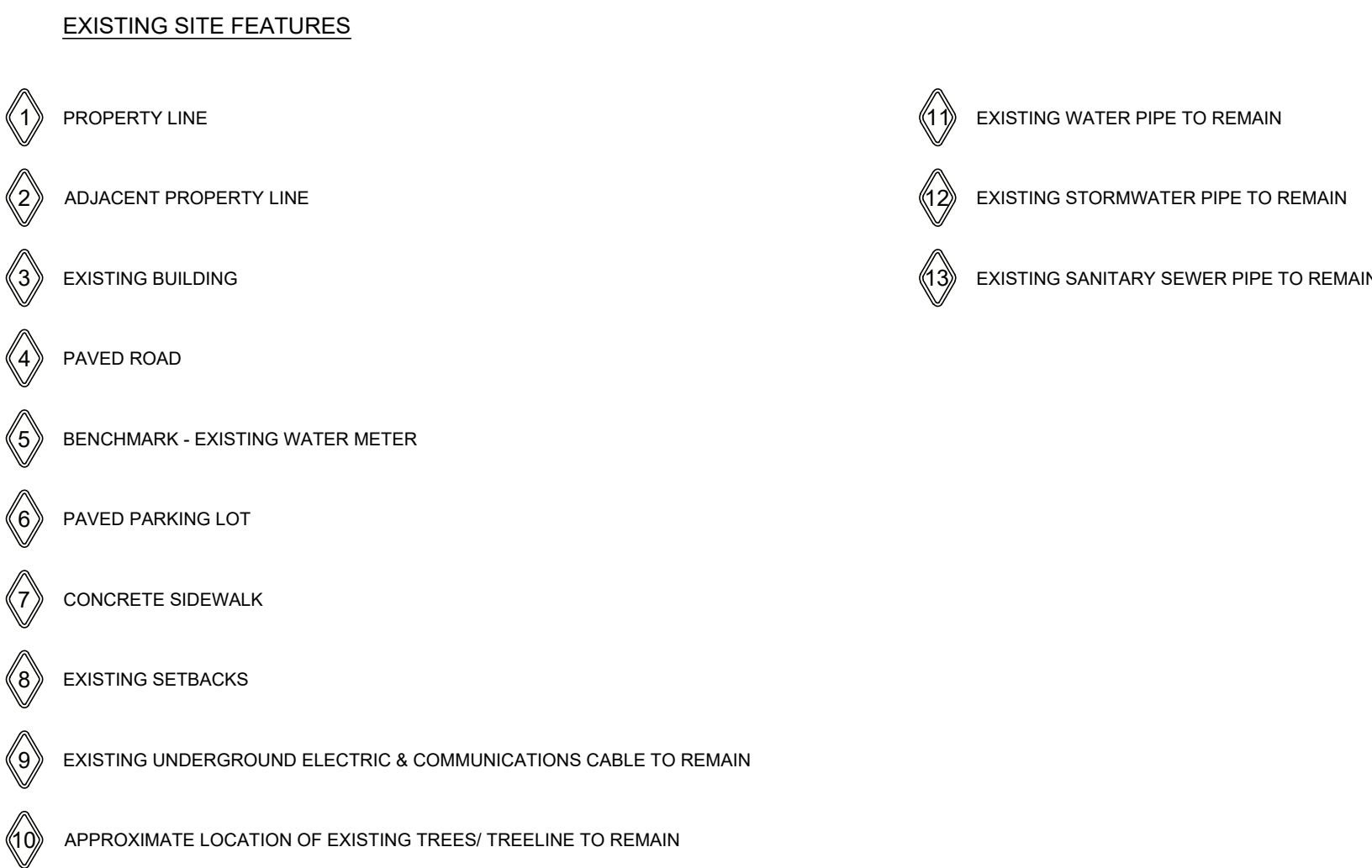
COINCIDES WITH THE BAAM ACADEMIC CENTER HOURS
OCCASIONAL EVENING AND WEEKEND EVENTS
SHARED EVENTS WITH BAAM ATHLETIC AND ACADEMIC CENTER
BAAM ATHLETIC CENTER HOURS: M-F, 11-9pm, SAT 10-9pm

THE BAAM ACADEMIC CENTER AND ATHLETIC CENTERS ARE CURRENTLY IN USE AND HAVE NOT EXPERIENCED PARKING ISSUES. VISITORS AND EMPLOYEES HAVE PREVIOUSLY USED ON-STREET PARKING ON JOWITE STREET, OFF-STREET PARKING ON MOTON ST., THE EASTON ELEMENTARY SCHOOL PARKING LOT, AND STREET PARKING IN THE SURROUNDING NEIGHBORHOOD. THE EXISTING PARKING LOT ON THE SUBJECT PROPERTY HAS BEEN USED MINIMALLY IN RECENT YEARS, DUE TO DISREPAIR, BUILDING CONDEMNATION, STORMWATER FLOODING, AND CONSTRUCTION ACTIVITIES. PARKING FOR THE ATHLETIC CENTER AND ACADEMIC CENTER ARE EXPECTED TO CONTINUE AS THEY HAVE PREVIOUSLY OPERATED, OR IMPROVE WITH THE PROPOSED ADDITIONAL PARKING.

THE SUBJECT PROPERTY IS IN THE PRD OVERLAY ZONE AND IS NOT SUBJECT TO THE REQUIREMENTS FOR OFF-STREET PARKING IN THE SUPPLEMENTAL STANDARDS. LITERAL INTERPRETATION OF THE SUPPLEMENTAL STANDARDS, BASED ON THE WORST-CASE OCCUPANT LOAD AND USE OF THE PROPOSED BUILDING, INCLUDING USE OF 1789 SF OF AREA FOR AN OPEN (STANDING ROOM) ASSEMBLY (EVENTS) SPACE, RESULTS IN THE FOLLOWING PARKING REQUIREMENTS:

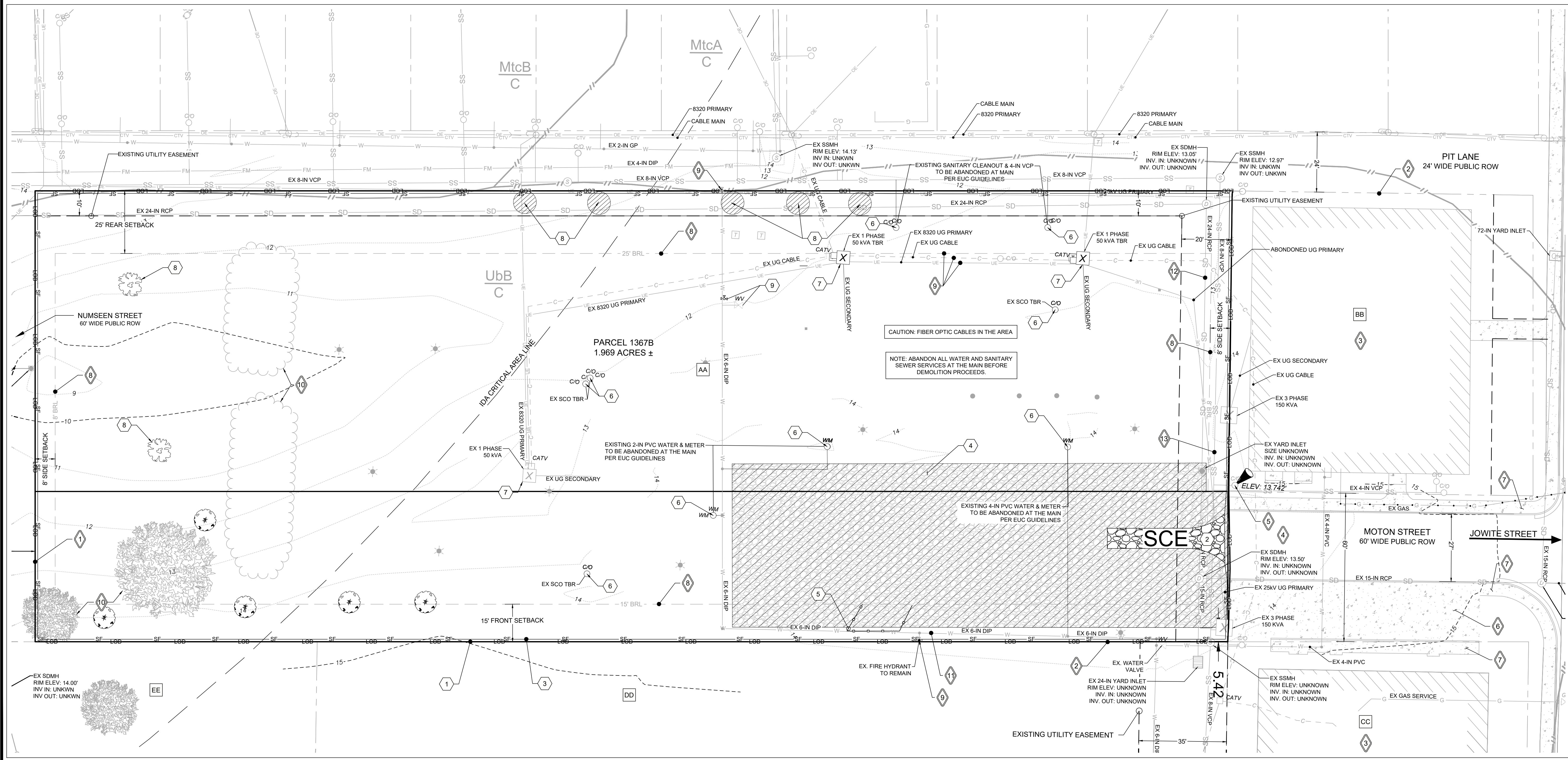
USE PER ORDINANCE	SPACE	MIN.	MAX.
SCHOOL (HS+)	BAAM CTE CLASSROOM	2	5
OFFICES	BAAM SUPPORT OFFICES	3	5
WAREHOUSE	BAAM OVERFLOW STORAGE	1	2
CONFERENCE	BAAM SMALL EVENT SPACE	36	60
TOTAL		42	72
BICYCLE SPACES:			7

BASED ON THE ACTUAL USE OF THE BAAM SMALL EVENT SPACE, THE ITEMIZED REQUIREMENT FOR 36-60 INDIVIDUAL PARKING SPACES EXCEEDS THE ANTICIPATED NEED FOR PARKING. SHOULD BAAM USE THE EVENT SPACE FOR SEATED EVENTS, OR AS A CLASSROOM, THE NUMBER OF REQUIRED SPACES WOULD BE CONSIDERABLY LOWER. SHOULD THE SPACE BE USED AS A SMALL BUSINESS (TENANT) SPACE, THE REQUIRED PARKING WOULD FURTHER DECREASE.

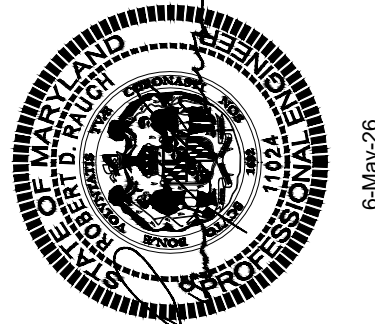


- ### DEMOLITION FEATURES
- 1 LIMIT OF DISTURBANCE
 - 2 STABILIZED CONSTRUCTION ENTRANCE - PER DETAIL ON SHEET C-205.01
 - 3 SILT FENCE (TYP.) - PER DETAIL ON SHEET C-205.01
 - 4 EXISTING GRAVEL PARKING LOT TO BE REMOVED
 - 5 EXISTING DUMPSTER FENCE TO BE REMOVED
 - 6 ABANDON ALL EXISTING WATER AND SEWER CONNECTIONS, CLEANOUTS, AND METER PITS AT THE MAIN PER EUC GUIDELINES
 - 7 COORDINATE WITH EUC TO REMOVE OR RELOCATE EXISTING TRANSFORMER
 - 8 APPROXIMATE LOCATION OF EXISTING TREES TO BE REMOVED
 - 9 EXISTING FIRE HYDRANT AND VALVE TO BE REMOVED AND WATER LINE TO BE ABANDONED AT THE MAIN PER EUC GUIDELINES

AA	BUILDING AFRICAN AMERICAN MINDS INC. M/G/P: 0104/00EA/1376B- B/P: 03153/00290 ZONE R7A
BB	BUILDING AFRICAN AMERICAN MINDS INC. M/G/P: 0104/00EA/1365- B/P: 02551/00184 ZONE R7A
CC	BUILDING AFRICAN AMERICAN MINDS INC. M/G/P: 0104/00EA/1366- B/P: 02371/00018 ZONE R7A
DD	EASTON PARKWAY LIMITED PARTNERSHIP M/G/P: 0104/00EA/1367A - B/P: 00573/00363 ZONE MXW
EE	TOWN OF EASTON M/G/P: 0104/00EA/0000 - B/P: 00548/00380 ZONE R7A



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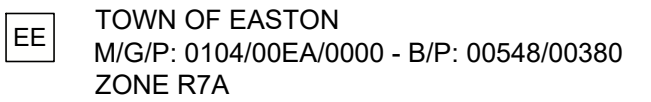
5-May-26

Professional Certification.

documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 11024
Expiration Date: July 24, 2026

[illegible]



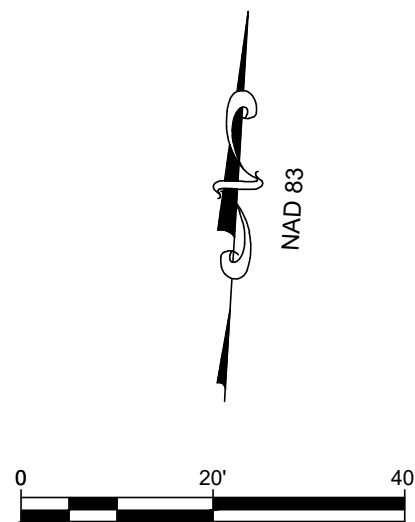
27	6-INCH FIRE WATER LINE FROM PROPOSED BUILDING TO EXISTING MAIN
28	SITE POLE LIGHT FULL CUTOFF
29	CANOPY DOWN LIGHT
30	WALL PACK LIGHT FULL CUTOFF
31	FULL CANOPY



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SHEET NO.:
C-101



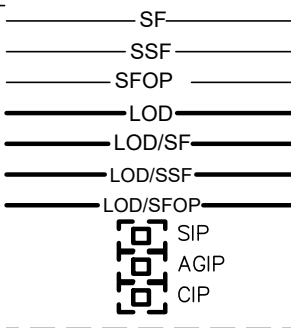
EXISTING SITE FEATURES

- 1 PROPERTY LINE
- 2 ADJACENT PROPERTY LINE
- 3 EXISTING BUILDING
- 4 PAVED ROAD
- 5 BENCHMARK - EXISTING SEWER CLEANOUT
- 6 PAVED PARKING LOT
- 7 CONCRETE SIDEWALK
- 8 EXISTING SETBACKS
- 9 EXISTING FIRE HYDRANT TO REMAIN
- 10 APPROXIMATE LOCATION OF EXISTING TREES/ TREELINE TO REMAIN

EROSION & SEDIMENT CONTROL FEATURES

- 1 STABILIZED CONSTRUCTION ENTRANCE - PER DETAIL ON SHEET C-205.01
- 2 SILT FENCE (TYP.) - PER DETAIL ON SHEET C-205.01
- 3 AT GRADE INLET PROTECTION - PER DETAIL ON SHEET C-205.01

EROSION AND SEDIMENT CONTROL
SILT FENCE
SUPER SILT FENCE
SILT FENCE ON PAVEMENT
LIMITS OF DISTURBANCE
LOD & SILT FENCE
LOD & SUPER SILT FENCE
LOD & SILT FENCE ON PAVEMENT
STANDARD INLET PROTECTION
AT-GRADE INLET PROTECTION
CURB INLET PROTECTION
SWM EASEMENT 5'10"

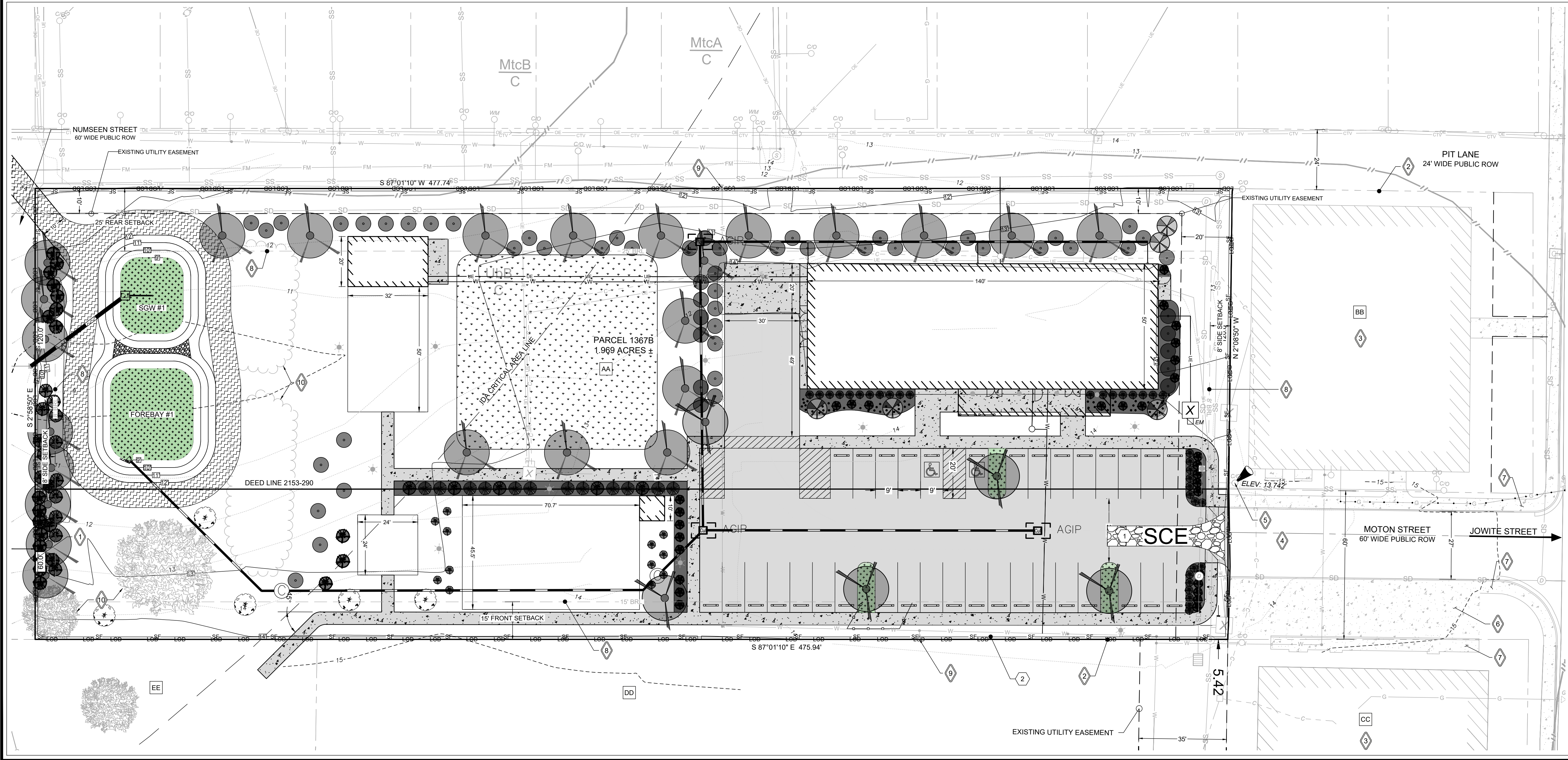


SITE SOIL DATA

Map Unit Symbol	Name	Hydrologic Soil Group	K-Factor	Hydric?
UbB	Udorthents, borrow area, 0 to 5 percent slopes	C	0.37	Yes
MtcB	Mattapex silt loam, 2 to 5 percent slopes	C	0.49	Yes

PROPERTY DATA

- AA BUILDING AFRICAN AMERICAN MINDS INC.
M/G/P: 0104/00EA/1376B- B/P: 03153/00290
ZONE R7A
- BB BUILDING AFRICAN AMERICAN MINDS INC.
M/G/P: 0104/00EA/1365- B/P: 02551/00184
ZONE R7A
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- DD EASTON PARKWAY LIMITED PARTNERSHIP
M/G/P: 0104/00EA/1367A - B/P: 00573/00363
ZONE MXW
- EE TOWN OF EASTON
M/G/P: 0104/00EA/0000 - B/P: 00548/00380
ZONE R7A



EROSION & SEDIMENT CONTROL PLAN

BUILDING AFRICAN AMERICAN MINDS INC.
BAAM - CAMPUS ANNEX
TAX MAP 0104, GRID OOE, PARCEL 1367B
ELECTION DISTRICT 01, TALEBOT COUNTY, MARYLAND

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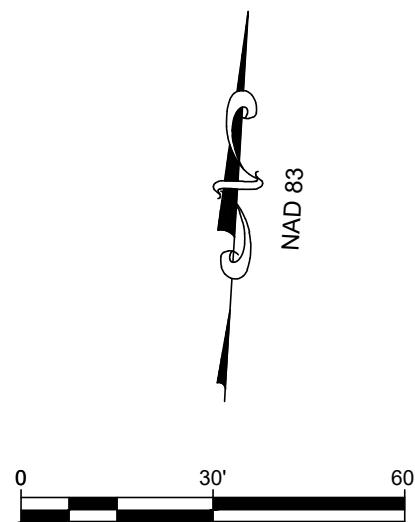
REV. #	DATE	DESCRIPTION
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2		
3		
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7		
8		
9		
10		



DATE: 05/06/2026
SCALE: 1" = 20'
DRAWN BY: VJK
DESIGNED BY: BBF
APPROVED BY: BBF

SHEET NO.:
C-201.01

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EXISTING SITE FEATURES

- 1 PROPERTY LINE
- 2 ADJACENT PROPERTY LINE
- 3 EXISTING BUILDING
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- 8 EXISTING SETBACKS
- 9 EXISTING FIRE HYDRANT TO REMAIN
- 10 APPROXIMATE LOCATION OF EXISTING TREES/ TREELINE TO REMAIN

LEGEND

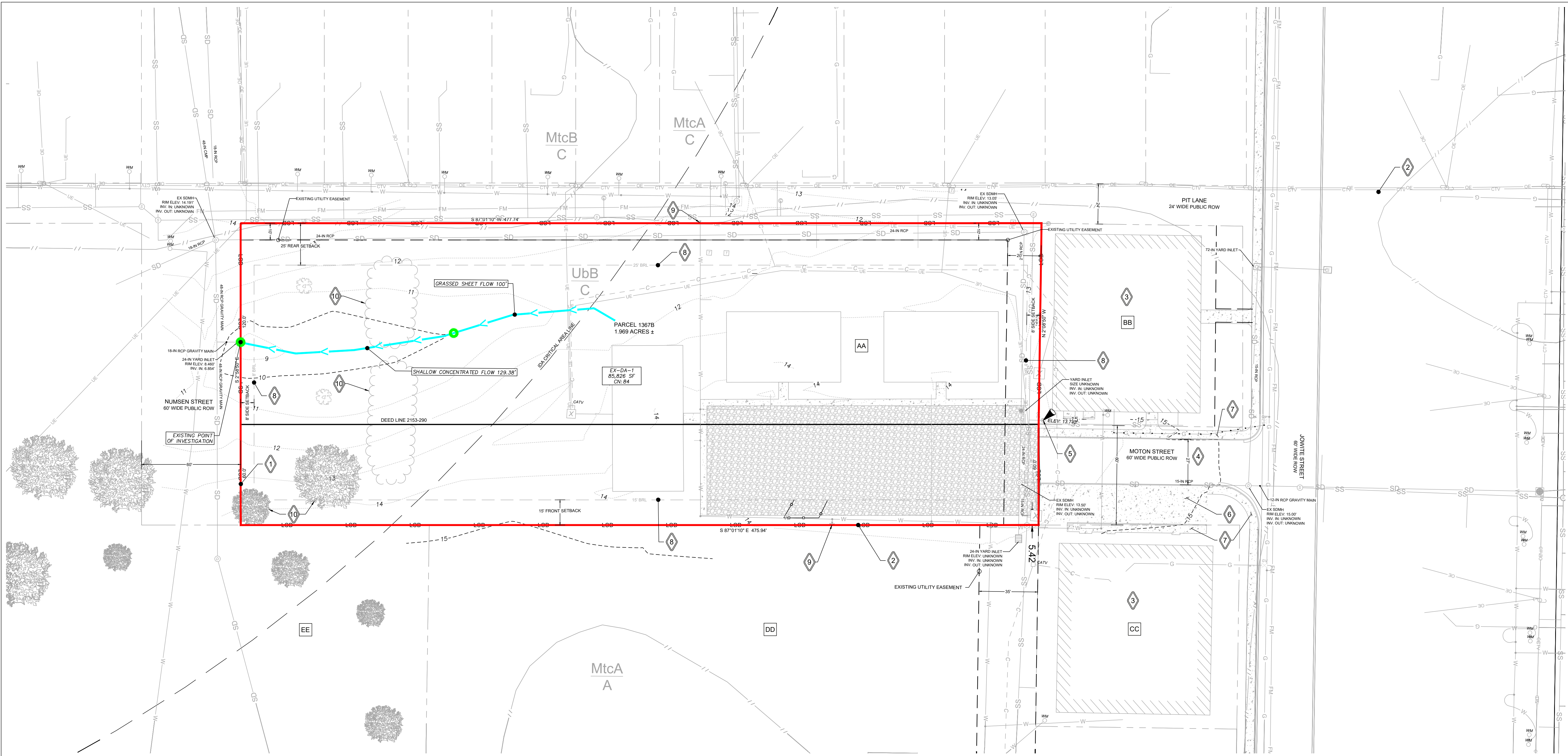
- FLOWPATH
- DRAINAGE AREA
- SOILS BOUNDARY

SITE SOIL DATA

Map Unit Symbol	Name	Hydrologic Soil Group	K-Factor	Hydric?
UbB	Udorthents, borrow area, 0 to 5 percent slopes	C	0.37	Yes
MtcB	Mattapex silt loam, 2 to 5 percent slopes	C	0.49	Yes

PROPERTY DATA

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ZONE R7A
- BB BUILDING AFRICAN AMERICAN MINDS INC.
M/G/P: 0104/00EA/1365- B/P: 02551/00184
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M/G/P: 0104/00EA/0000 - B/P: 00548/00380
ZONE R7A

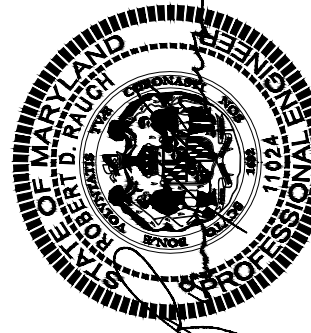


STORMWATER EXISTING - QA MAP

BUILDING AFRICAN AMERICAN MINDS INC.
BAAM - CAMPUS ANNEX
TAX MAP 0104, GRID 00EA, PARCEL 1367B
ELECTION DISTRICT 01, TALEBOT COUNTY, MARYLAND



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REV. #	DATE	DESCRIPTION
1		



DATE: 05/06/2026
SCALE: 1" = 30'
DRAWN BY: VJK
DESIGNED BY: VJK
APPROVED BY: BBF

SHEET NO.:
C-201.02



- 1 FOREBAY #1
- 2 SUBMERGED GRAVEL WETLAND #1
- 3 SGW OUTFALL STRUCTURE
- 4 15-IN HDPE SGW OUTFALL CULVERT
- 5 15-IN HDPE SGW CONVEYANCE CULVERT
- 6 DOWNSPOUT LOCATIONS
- 7 COLLECTION UNDERDRAIN
- 8 STONE WEIR
- 9 CLASS I RIP-RAP PROTECTION PER DETAIL

BMP SUMMARY CHART									
BMP ID	TYPE OF ESD PRACTICE STRUCTURE NAME	MARYLAND GRID COORDINATE (NAD 83)		BMP DRAINAGE AREA (SF)	IMPERVIOUS AREA (SF)	TARGET PE (IN)	ACTUAL PE (IN)	TARGET ESDV (CF)	ACTUAL ESDV (CF)
		METERS							
		NORTHING	EASTING						
SGW-1	SUBMERGED GRAVEL WETLAND	404030.3830'	1573076.2565'	85826	23489	1.8	1.93	5467	5848
TOTAL				85826	23489			5467	5848

[illegible]

SITE SOIL DATA				
Map Unit Symbol	Name	Hydrologic Soil Group	K-Factor	Hydric?
UbB	Udorthents, borrow area, 0 to 5 percent slopes	C	0.37	Yes
MtcB	Mattapex silt loam, 2 to 5 percent slopes	C	0.49	Yes

PROPERTY DATA

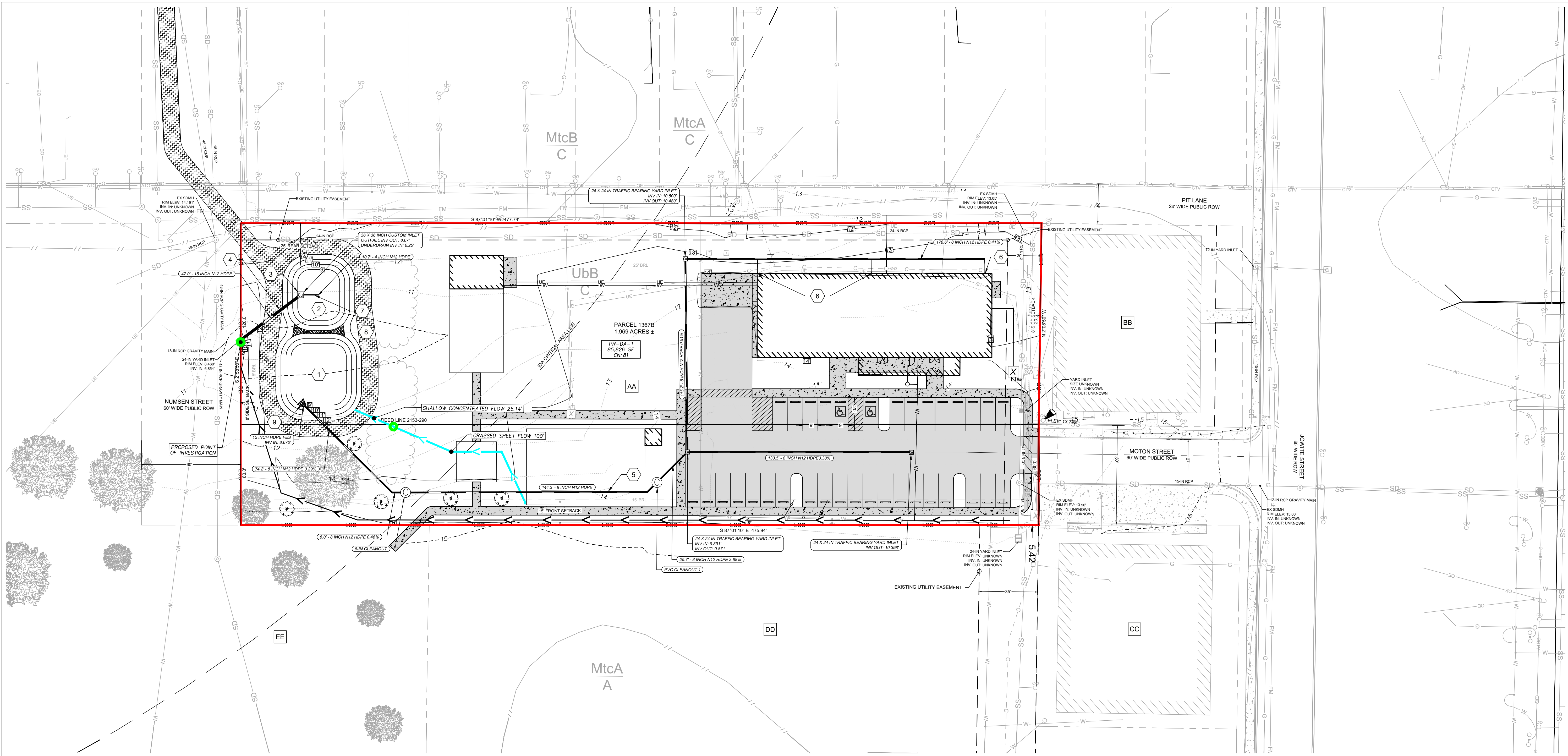
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EE	TOWN OF EASTON M/G/P: 0104/00EA/0000 - B/P: 00548/00380 ZONE R7A

LEGEND

FLOWPATH

DRAINAGE AREA

SOILS BOUNDARY



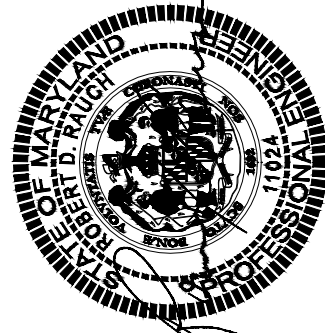
STORMWATER PROPOSED - QA MAP

BUILDING AFRICAN AMERICAN MINDS INC.

BAAM - CAMPUS ANNEX

TAX MAP 0104 , GRID 00EA , PARCEL 1367B
ELECTION DISTRICT 01. TALBOT COUNTY, MARYLAND

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License No. 11024
Expiration Date: July 24, 2026

License No. 11024

REVISIONS

[illegible]

DATE:	05/06/2026
SCALE:	1" = 30'
DRAWN BY:	VJK
DESIGNED BY:	VJK
APPROVED BY:	BBF

SHEET NO.:
C-201.03

GENERAL NOTES

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, LOCAL BUILDING CODES, BEST PRACTICES OF THE RESPECTIVE TRADES AND THE STANDARD SPECIFICATIONS AND DETAILS REFERRED TO HEREON.

THIS DRAWING SHOWS INFORMATION OBTAINED FROM AVAILABLE RECORDS REGARDING PIPES, CONDUITS, TELEPHONE LINES AND OTHER STRUCTURES AND CONDITIONS WHICH EXIST WITHIN LIMITS OF THE WORK AT AND BELOW THE SURFACE OF THE GROUND. THE CONTRACTOR IS RESPONSIBLE FOR SUPPORTING AND PROTECTING ALL PIPES, CONDUITS, TELEPHONE LINES, AND OTHER STRUCTURES.

THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO (2) WEEKS PRIOR TO START OF CONSTRUCTION AND SHALL COORDINATE ALL CONSTRUCTION PHASES WITH THEM:

MDE (Main Number)	410-537-3000
MDE (Eastern Shore Field Office)	410-901-4020
DORCHESTER COUNTY DPW	410-228-2920
DORCHESTER COUNTY SCD	410-228-3733
MISS UTILITY	800-257-7777 or 811

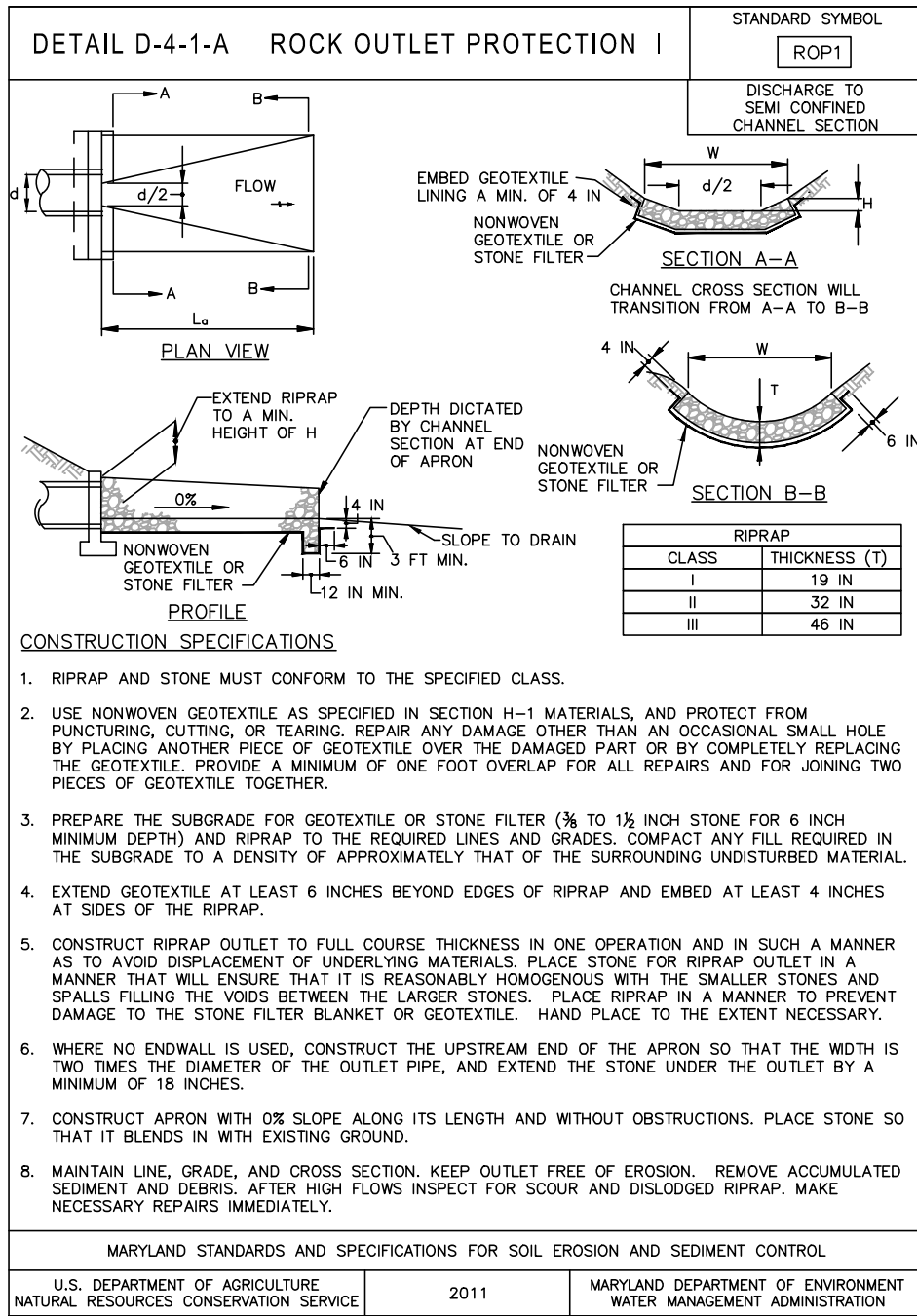
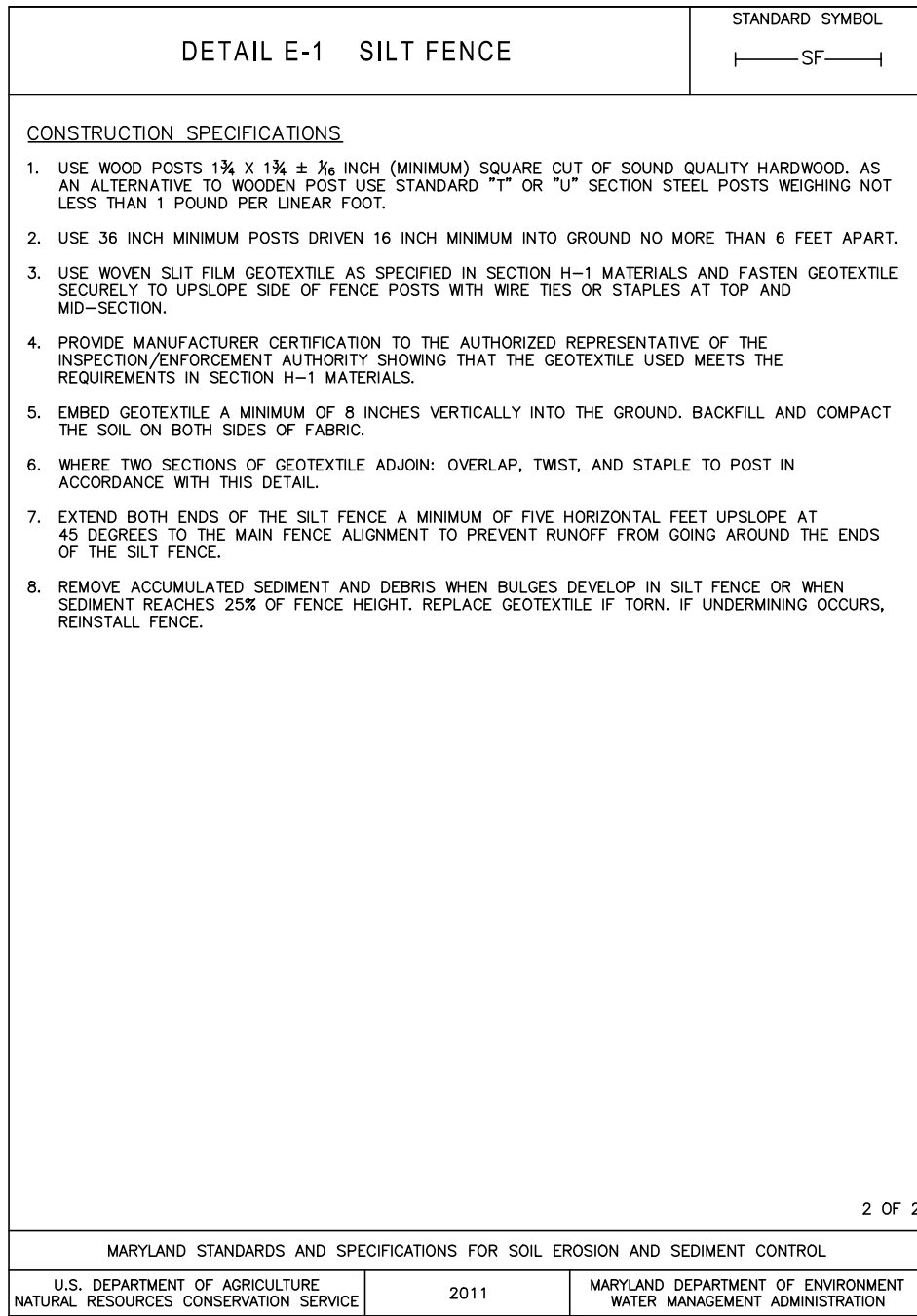
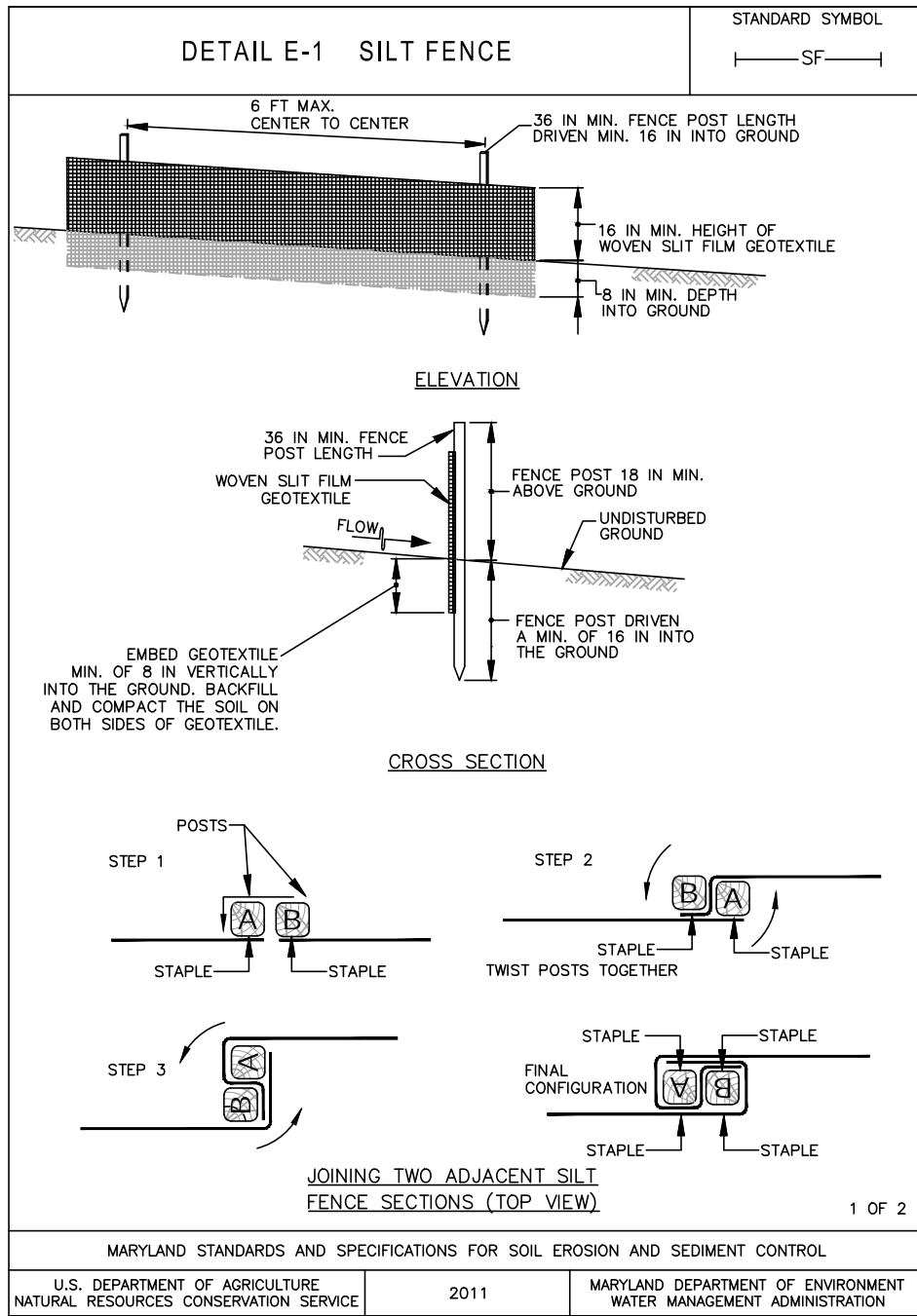
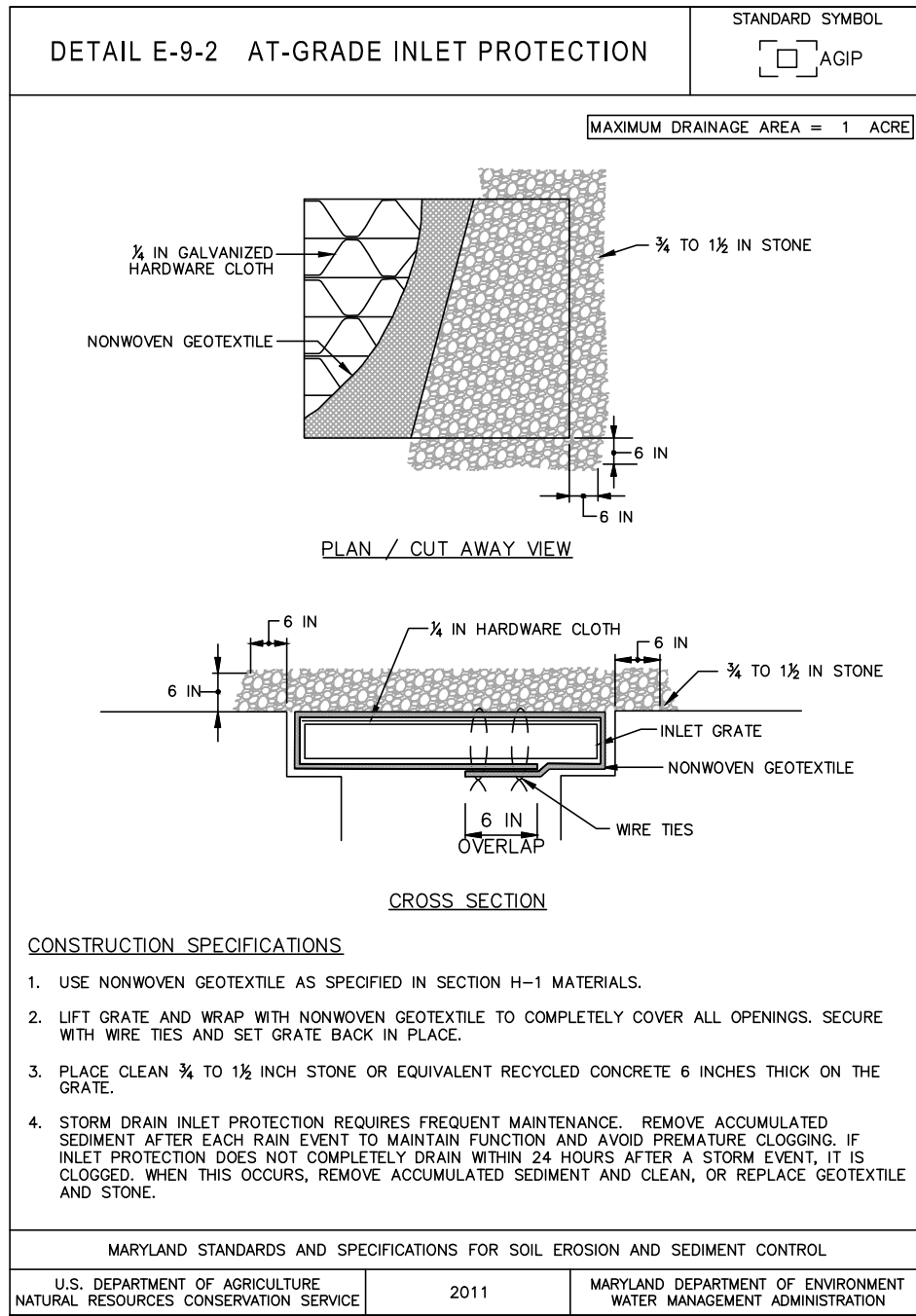
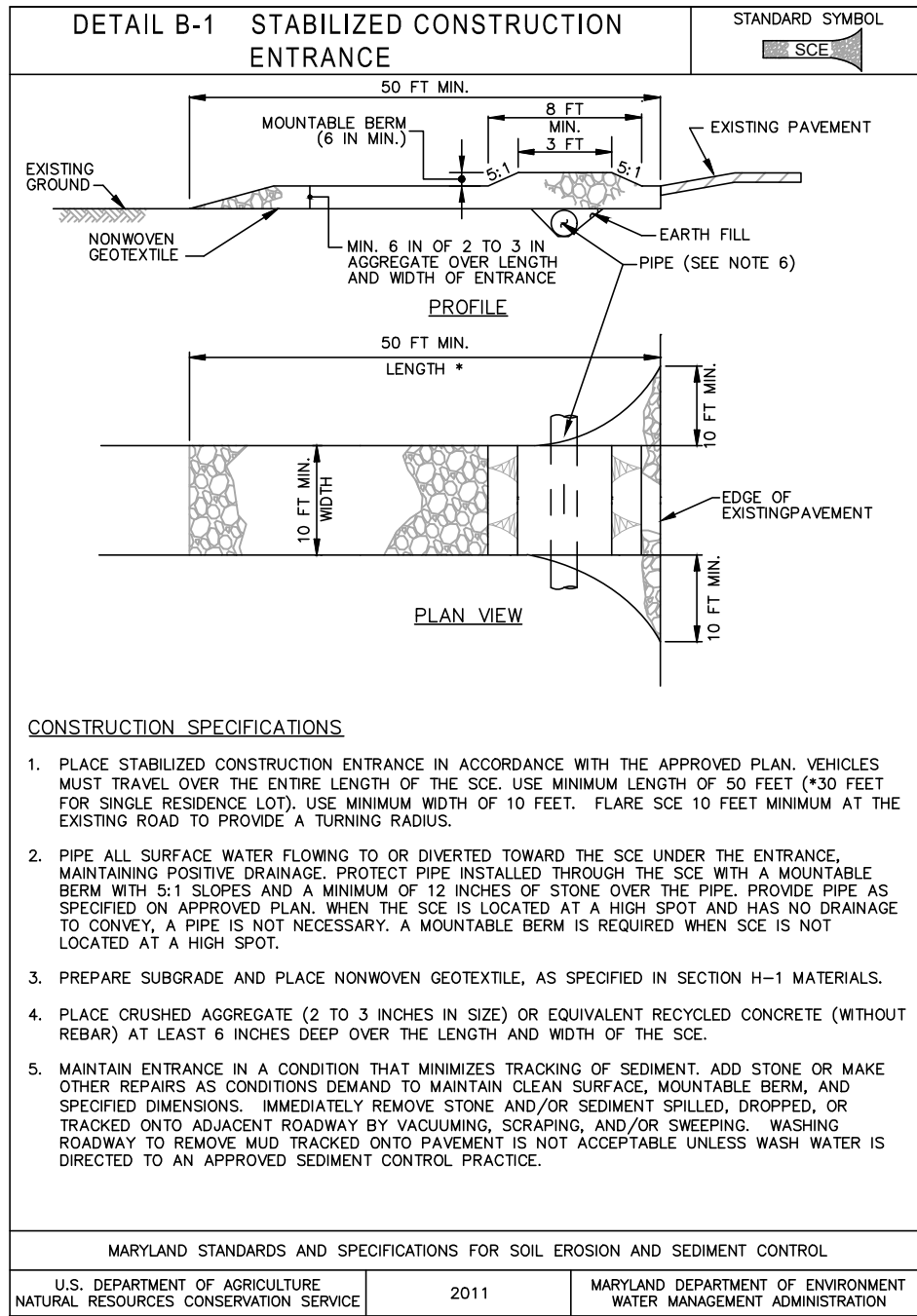
SHOULD ANY DAMAGE OCCUR TO ANY MARKED UTILITIES, THEY SHALL BE REPAIRED SOLELY AT THE CONTRACTORS EXPENSE.

ALL LANDSCAPING SHALL BE PERFORMED BY QUALIFIED PROFESSIONALS. ALL PLANT MATERIALS SHALL BE FROM CERTIFIED NURSERYMAN AND BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF PLANTING.

ANY PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE REPLACED SOLELY AT THE CONTRACTORS EXPENSE.

CLEARING & GRUBBING NOTES :

- ALL TREES TO BE LOGGED AND STUMPS TO BE REMOVED.
- ALL AREAS/HOLES WHERE A STUMP ONCE WAS IS TO BE FILLED IN TO MEET SURROUNDING GRADES.
- CLEARING AND GRUBBING SHALL INCLUDE ALL TREES, BUSH, DEBRIS, ROAD MATERIAL AND ORGANIC MATERIALS TO BE REMOVED.



EROSION & SEDIMENT CONTROL DETAILS

BUILDING AFRICAN AMERICAN MINDS INC.

TAX MAP 0104, GRID COEA, PARCEL 1367B

ELECTION DISTRICT 01, TALEBOT COUNTY, MARYLAND

BAAAM - CAMPUS ANNEX

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6 May 20

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License No. 11024

Expiration Date: July 24, 2026

REVISIONS

DESCRIPTION

DATE

REV. #

1

MISS UTILITY OF DELAWARE

811

DATE: 05/06/2026

SCALE: N.T.S.

DRAWN BY: VJK

DESIGNED BY: BBF

APPROVED BY: BBF

SHEET NO.:

C-205.01

Plant Species	Seeding Rate ¹		Seedling Depth (inches)	Recommended Seeding Dates by Plant Hardiness Zone ²			
	lb/acre	lb/1000 ft ²		5a and 6a	6a	7a and 7b	
Cool-Season Grasses							
Annual Ryegrass (<i>Lolium perenne</i> sp. multiyear)	4.0	1.0	0.5	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30	
Buckley (Hybrid ryegrass)	96	2.2	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30	
Orch (various cultivars)	72	1.7	1.0	Mar 1 to May 15; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30	
Wheat (Triticum aestivum)	120	2.8	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30	
Corn (Zea mays)	112	2.8	1.0	Mar 15 to May 31; Aug 1 to Oct 31	Mar 1 to May 15; Aug 1 to Nov 15	Feb 15 to Apr 30; Aug 15 to Dec 15	
Warm-Season Grasses							
Forrest Millet (<i>Syntherisma italica</i>)	30	0.7	0.5	Jun 1 to Jul 31	May 16 to Jul 31	May 1 to Aug 14	
Forrest Millet (<i>Pennisetum glaucum</i>)	20	0.5	0.5	Jun 1 to Jul 31	May 16 to Jul 31	May 1 to Aug 14	

3/ The planting dates listed are averages for each Zone and may require adjustment to reflect local conditions, especially near the boundaries of the zone.

Maintenance fertilizer rates for permanent seeding are shown in Table B.6.

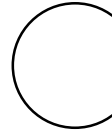
1. Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas of 5 acres or more. Soil analysis may be performed by a recognized private or commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses.
2. Fertilizers must be uniform in composition, free flowing and suitable for accurate application by appropriate equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers must all be delivered to the site fully labeled according to the applicable laws and must bear the name, trade name or trademark and warranty of the producer.
3. Lime materials must be ground limestone (hydrated or burnt lime may be substituted except when hydroxydizing) which contains at least 50 percent total oxides (calcium oxide plus magnesium oxide). Limestone must be ground to such fineness that at least 50 percent will pass through a #100 mesh sieve and 98 to 100 percent will pass through a #20 mesh sieve.
4. Lime and fertilizer are to be evenly distributed and incorporated into the top 3 to 5 inches of soil by disking or other suitable means.
5. Where the subsoil is either highly acidic or composed of heavy clays, spread ground limestone at the rate of 4 to 8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil.



- iii. Perform much anchoring immediately following application of much to minimize loss by wind or water. This may be done by one of the following methods (listed by preference), depending upon the size of the area and erosion hazard:
 - a. A much anchoring tool is a tractor drawn implement designed to punch and anchor much into the soil surface a minimum of 2 inches. This practice is most effective on large areas, but is limited to flatter slopes where equipment can be used.
 - b. Much cellulose fiber may be used for anchoring straw. Apply the fiber binder at a net dry weight of 750 pounds per acre. Mix the much cellulose fiber with water at a maximum of 50 pounds of much cellulose fiber per 100 gallons of water.
 - c. Synthetic binders such as Acrylic DLR (Agro-Tack), WCA-70, Petrosert, Terra Tack II, Terra Tack AR or other approved equal may be used. Apply the binder according to the label specifically for the product used. These binders need to be heaved into the surface where they do not wash away, such as in valleys and on crests of banks. Use of asphalt binders is strictly prohibited.
- iv. Lightweight plastic netting must be stretched and much according to manufacturer recommendations. Netting is usually available in rolls 4 to 15 feet wide and 300 to 3,000 feet long.

8. Any spoil or borrow will be placed at a site approved by the Soil Conservation District.
9. All areas remaining or intended to remain disturbed for longer than seven (7) days shall be stabilized in accordance with the USDA, Natural Resources Conservation Service Standards and Specifications for Soil Erosion and Sediment Control in developing areas for critical area stabilization.
10. It will be the responsibility of the Contractor or Subcontractor to notify the Engineer of any deviation from this plan. Any change made to this plan without written authorization from the Engineer will place responsibility of said change on the Contractor or Subcontractor.

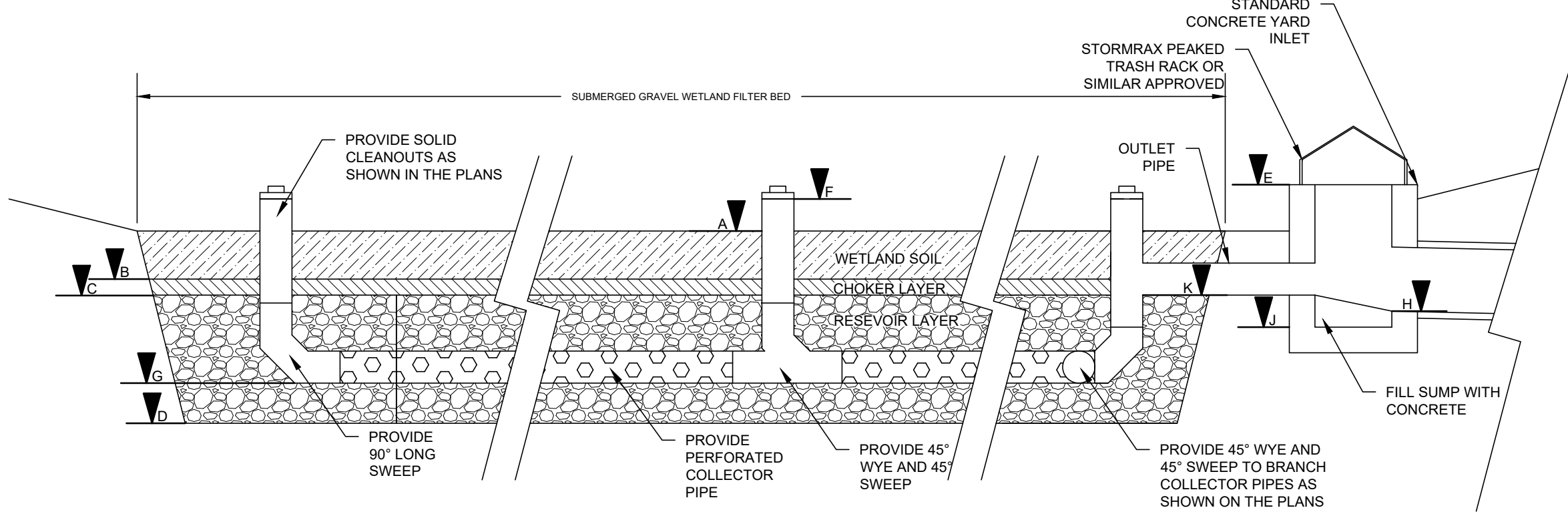
SHEET NO.:
C-205.02



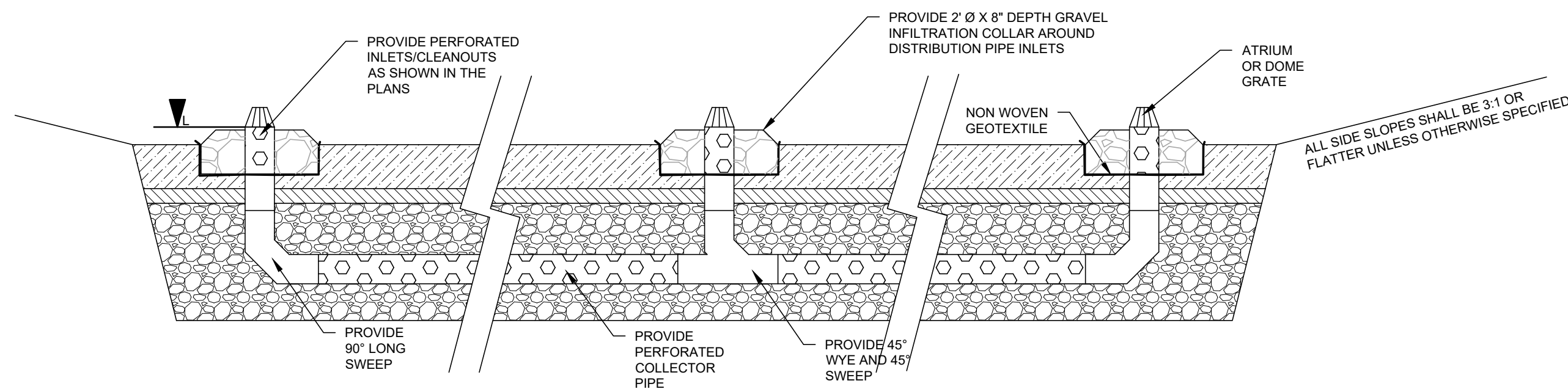
SUBMERGED GRAVEL WETLAND STANDARD DETAIL

N.T.S.

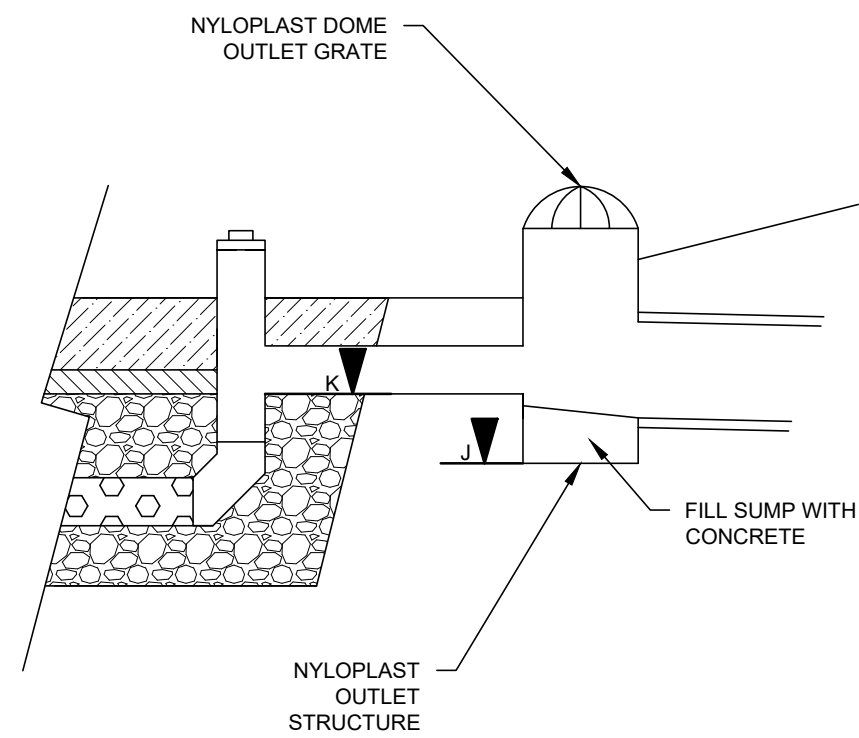
COLLECTION LINE DETAIL



DISTRIBUTION LINE DETAIL

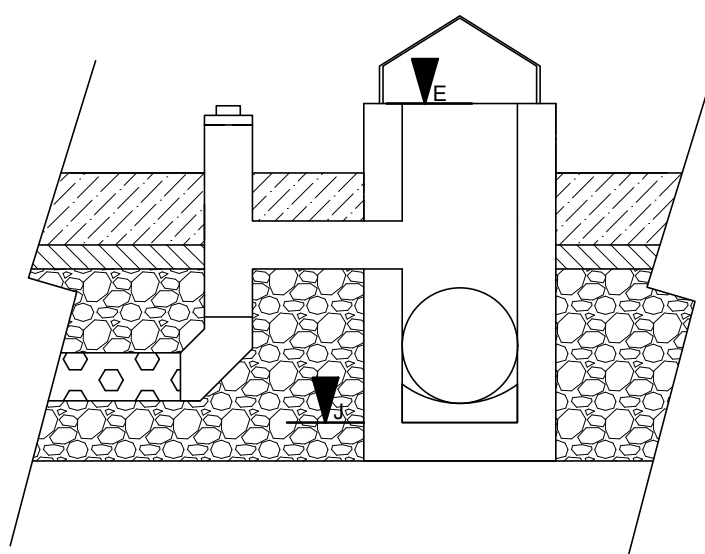


ALTERNATE NYLOPLAST OUTLET STRUCTURE DETAIL

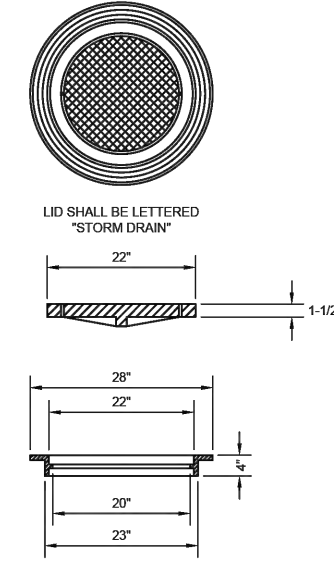


- NOTES:
- WETLAND SOILS SHALL BE LOW Ksat SOIL (0.1-0.01 FT/DAY) CONTAINING ±50% SILT/CLAY, ±25% SAND, ±25% ORGANIC CONTENT
 - ALL PIPES SHALL BE SDR-35 OR SCHEDULE 40 UNLESS SHOWN
 - FILTER FABRIC IS NOT USED BETWEEN SOIL AND CHOKER STONE OR GRAVEL AND CHOKER STONE
 - PERFORATIONS SHALL BE 3/8" Ø @ 6" O.C. AROUND THE CIRCUMFERENCE OF THE PIPE
 - CHOKER STONE SHALL BE PEA GRAVEL OR #8 STONE, WASHED AND FREE OF FINES
 - RESERVOIR GRAVEL SHALL BE 3/8" RIVER GRAVEL OR #57 CRUSHED STONE, WASHED AND FREE OF FINES
 - YARD INLETS SHALL BE FOUNDED ON 6" NO. 57 STONE AT TOP GEOTEXTILE FILTER - COMPACT SUBGRADE

OUTLET STRUCTURE INSIDE WETLAND BED



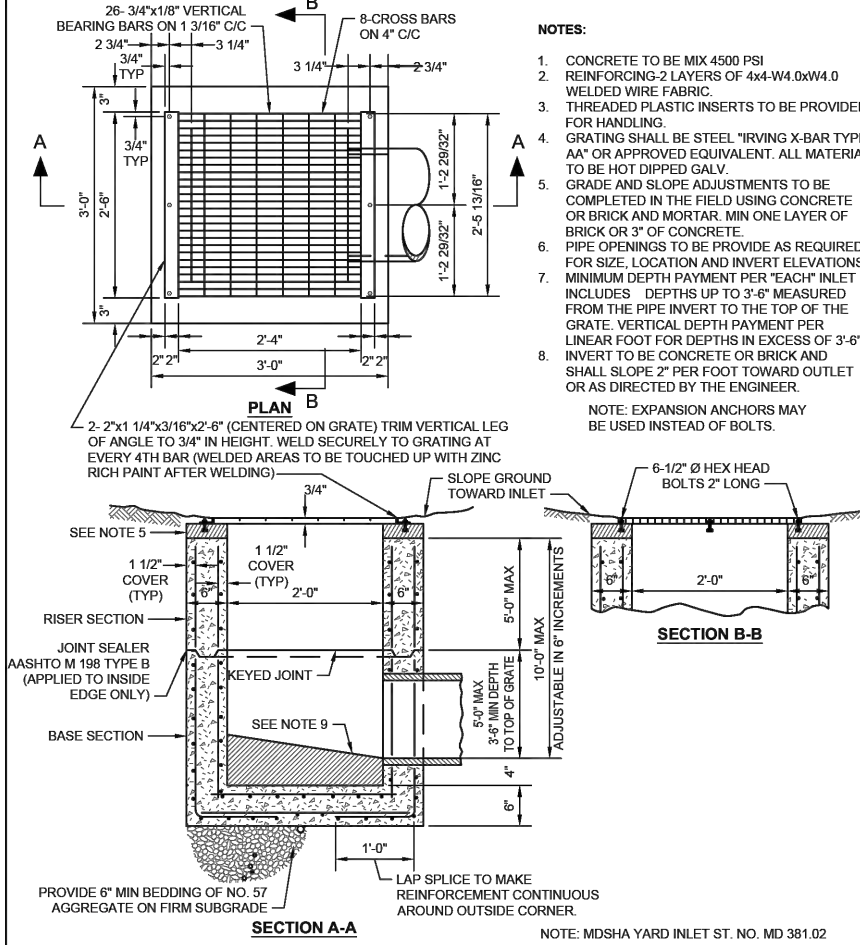
SUBMERGED GRAVEL WETLAND	
PRACTICE NAME	SGW #1
COMPONENT	ELEVATION - FT
A SUBMERGED GRAVEL WETLAND	9.00
B CHOKER TOP	8.33
C RESERVOIR TOP	8.00
D RESERVOIR BOTTOM	6.00
E RIM	11.00
G COLLECTION & DISTRIBUTION UNDERDRAIN INVERT	6.25
H OUTLET PIPE INVERT	8.67
I OUTLET STRUCTURE BOTTOM	5.25
J IWS ELEVATION	8.67
COLLECT & DISTRIBUTE PIPES	4"
OUTLET STRUCTURE SIZE + TYPE	36"x36" CONC.
OUTLET PIPE SIZE + TYPE	15" HDPE
BED AREA	709 SF



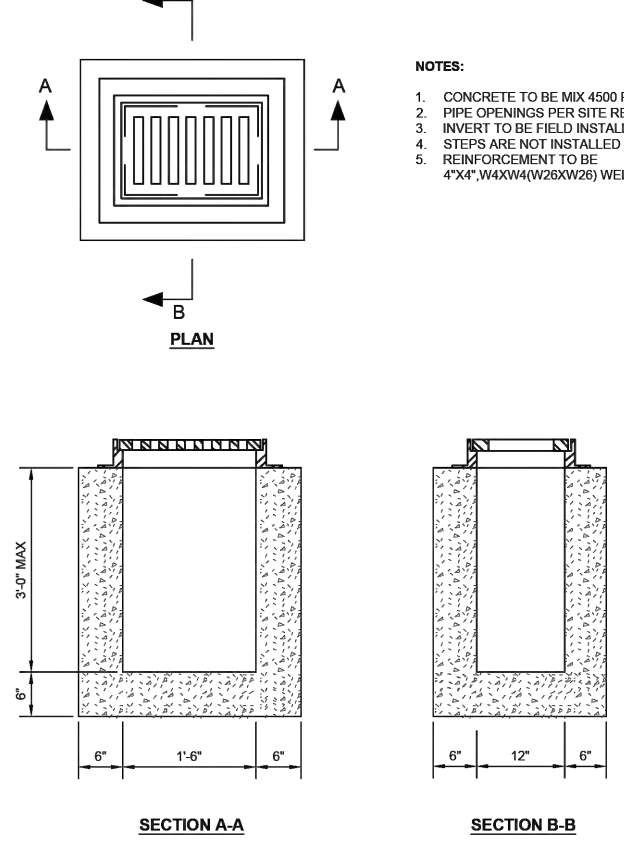
- NOTES:
- CASTING SHALL CONFORM TO ASTM A48-A48 CLASS 350 IRON MINIMUM.
 - CASTING SHALL HAVE GROUNDED OR MACHINED BEARING SURFACES.
 - CASTING SHALL BE OF UNIFORM QUALITY, FREE FROM BLOW HOLES, POROSITY, HARD SPOTS, SHRINKAGE DEFECTS, OR OTHER UNDESIRABLE DEFECTS.
 - CASTING SHALL BE LIGHT DUTY SIDEWALK TYPE.
 - "THICK HOLES" ARE REQUIRED IN LID.
 - FRAME AND COVER SHALL BE 154521 & 1544C AS MANUFACTURED BY EAST JORDAN IRON WORKS, P.O. BOX 438 SPRING ST. EAST JORDAN, MOCH. 48727, OR AN APPROVED EQUAL.



APPROVED
TOWN ENGINEER
ISSUED: JULY, 2025
STANDARD NO. TOE-SD-1.04
INLET FRAME AND COVER

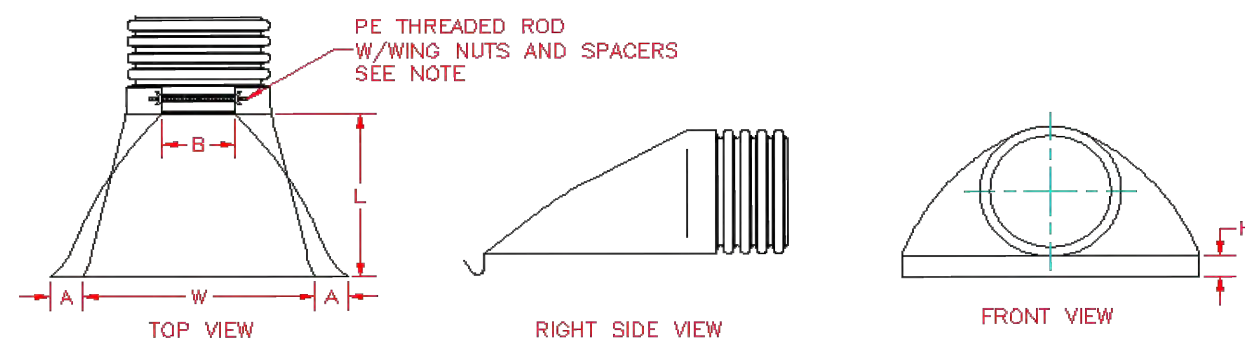


APPROVED
TOWN ENGINEER
ISSUED: JULY, 2025
STANDARD NO. TOE-SD-1.07
NON-TRAFFIC BEARING
YARD INLET



APPROVED
TOWN ENGINEER
ISSUED: JULY, 2025
STANDARD NO. TOE-SD-1.08
LAWN INLET BOX W/ LAWN
BASIC FRAME AND GRATE

FLARED END SECTIONS



PART #	PIPE SIZE	A	B(MAX)	H	L	W
1015NP	10 in (254 mm)	3.8 in (95 mm)	10.0 in (254 mm)	6.5 in (165 mm)	28.0 in (711 mm)	34.5 in (878 mm)
1215NP	12 & 15 (300 & 375 mm)	6.5 in (165 mm)	10.0 in (254 mm)	6.5 in (165 mm)	25.0 in (635 mm)	28.0 in (711 mm)
1810NP	18 in (450 mm)	7.5 in (191 mm)	18.0 in (457 mm)	6.5 in (165 mm)	32.0 in (813 mm)	35.0 in (889 mm)
2410NP	24 in (600 mm)	7.5 in (191 mm)	18.0 in (457 mm)	6.5 in (165 mm)	36.0 in (914 mm)	45.0 in (1143 mm)
3015NP	30 in (750 mm)	7.5 in (191 mm)	12.0 in (305 mm)	8.6 in (218 mm)	58.0 in (1473 mm)	63.0 in (1600 mm)
3615NP	36 in (900 mm)	7.5 in (191 mm)	25.0 in (635 mm)	8.6 in (218 mm)	58.0 in (1473 mm)	63.0 in (1600 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL
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DRAWING # 6070
DRAWN BY: JSE 01.17.27
APPROVED BY: JSE 06.28.27
REVISIONS: 1-4 07/20/25

PIPE SCHEDULE PROPOSED STORMWATER

PIPE NAME	SIZE AND MATERIAL	LENGTH	SLOPE	UPSTREAM STRUCTURE AND INVERT	DOWNSTREAM STRUCTURE AND INVERT
DOWNSPOUTS - INLET 1	8 INCH N12 HDPE	178.63'	0.41%	INV. 12.18'	STORM INLET 1 INV. 11.46'
INLET 1 - INLET 3	8 INCH N12 HDPE	115.20'	0.51%	STORM INLET 1 INV. 11.46'	STORM INLET 3 INV. 10.87'
INLET 2 - INLET 3	8 INCH N12 HDPE	133.54'	0.38%	STORM INLET 2 INV. 11.38'	STORM INLET 3 INV. 10.87'
SGW OUTFALL CULV - EX STORM INLET	15 INCH N12 HDPE	46.97'	0.71%	SGW OUTFALL STRUCTURE INV. 8.67'	INV. 8.34'
UNDERDRAIN - SGW OUTFALL STRUCTURE	4 INCH N12 HDPE	10.66'	0.00%	INV. 6.25'	SGW OUTFALL STRUCTURE INV. 6.25'
INLET 3 - CLEANOUT 1	8 INCH N12 HDPE	25.75'	3.88%	PVC CLEANOUT 1 INV. 10.87'	STORM INLET 3 INV. 9.87'
CLEANOUT 2 - 45 DEG BEND	8 INCH N12 HDPE	8.00'	0.48%	PVC CLEANOUT 2 INV. 9.25'	45-DEG BEND INV. 9.21'
45-DEG BEND - FOREBAY	8 INCH N12 HDPE	74.20'	0.29%	45-DEG BEND INV. 9.21'	OUTFALL FOREBAY INV. 9.00'
45-DEG BEND - CLEANOUT 2	8 INCH N12 HDPE	144.27'	-8.54%	45-DEG BEND INV. -0.33'	PVC CLEANOUT 2 INV. 11.99'
CLEANOUT 1 - 45-DEG BEND	8 INCH N12 HDPE	8.00'	-5.22%	PVC CLEANOUT 1 INV. -0.33'	45-DEG BEND INV. 0.08'

STRUCTURE SCHEDULE PROPOSED STORMWATER

STRUCTURE NAME	LOCATION	STRUCTURE TYPE AND SIZE	CONNECTED PIPES	RIM ELEVATION
45-DEG BEND	N403947.13, E1573277.80	???	CLEANOUT 1 - 45-DEG BEND INV IN = 0.084 45-DEG BEND - CLEANOUT 2 INV OUT = -0.334	0.86
45-DEG BEND	N403937.54, E1573125.82	???	CLEANOUT 2 - 45 DEG BEND INV IN = 9.213 45-DEG BEND - FOREBAY INV OUT = 9.213	9.96
OUTFALL FOREBAY	N403986.47, E1573070.03	12" HDPE FES	45-DEG BEND - FOREBAY INV IN = 9.000	9.71
PVC CLEANOUT 1	N403953.12, E1573283.11	8 in CLEANOUT	INLET 3 - CLEANOUT 1 INV OUT = 10.870 CLEANOUT 1 - 45-DEG BEND INV OUT = -0.334	12.35
PVC CLEANOUT 2	N403938.04, E1573133.81	8 in CLEANOUT	45-DEG BEND - CLEANOUT 2 INV IN = 11.992 CLEANOUT 2 - 45 DEG BEND INV OUT = 9.251	13.48
SGW OUTFALL STRUCTURE	N404051.91, E1573064.31	36 x 36 inch Rectangular Structure	UNDERDRAIN - SGW OUTFALL STRUCTURE INV IN = 6.250 SGW OUTFALL CULV - EX STORM INLET INV OUT = 8.670	10.36
STORM INLET 1	N404087.29, E1573291.94	24 x 24 inch Rectangular Structure	DOWNSPOUTS - INLET 1 INV IN = 11.459 INLET 1 - INLET 3 INV OUT = 11.459	12.51
STORM INLET 2	N403980.38, E1573433.49	24 x 24 inch Rectangular Structure	INLET 2 - INLET 3 INV OUT = 11.377	12.42
STORM INLET 3	N403972.39, E1573300.19	24 x 24 inch Rectangular Structure	INLET 2 - INLET 3 INV IN = 10.870 INLET 3 - CLEANOUT 1 INV IN = 9.871 INLET 1 - INLET 3 INV IN = 10.870	11.92

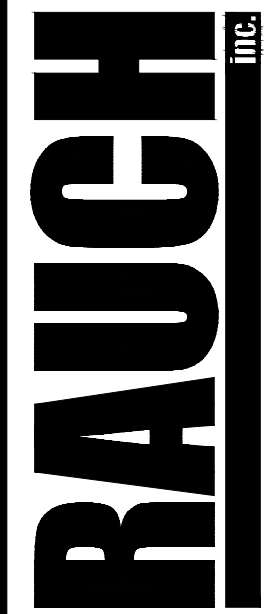
STORMWATER MANAGEMENT DETAILS

BUILDING AFRICAN AMERICAN MINDS INC.

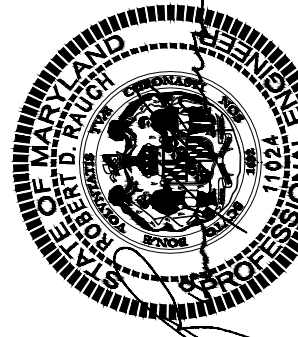
BAAM - CAMPUS ANNEX

TAX MAP 0104, GRID COEA, PARCEL 1367B

ELECTION DISTRICT 01, TALEBOT COUNTY, MARYLAND



Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@raucheng.com
Phone: 410 770 8081 | Fax: 410 770 3887

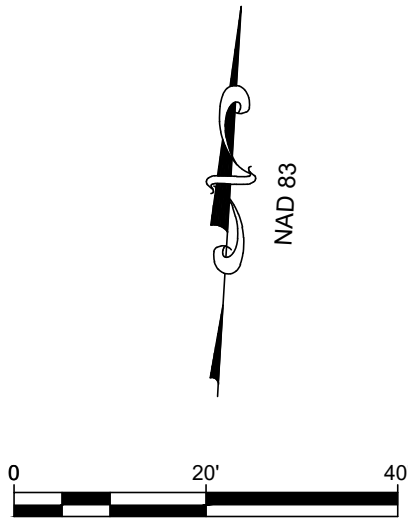


Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 11024
Expiration Date: July 24, 2026

REVISIONS		DESCRIPTION	
REV. #	DATE	DESCRIPTION	DATE
1			

DATE: 3/2/2026
SCALE: N.T.S.
DRAWN BY: VJK
DESIGNED BY: BBF
APPROVED BY: BBF
SHEET NO.: C-205.03



EXISTING SITE FEATURES

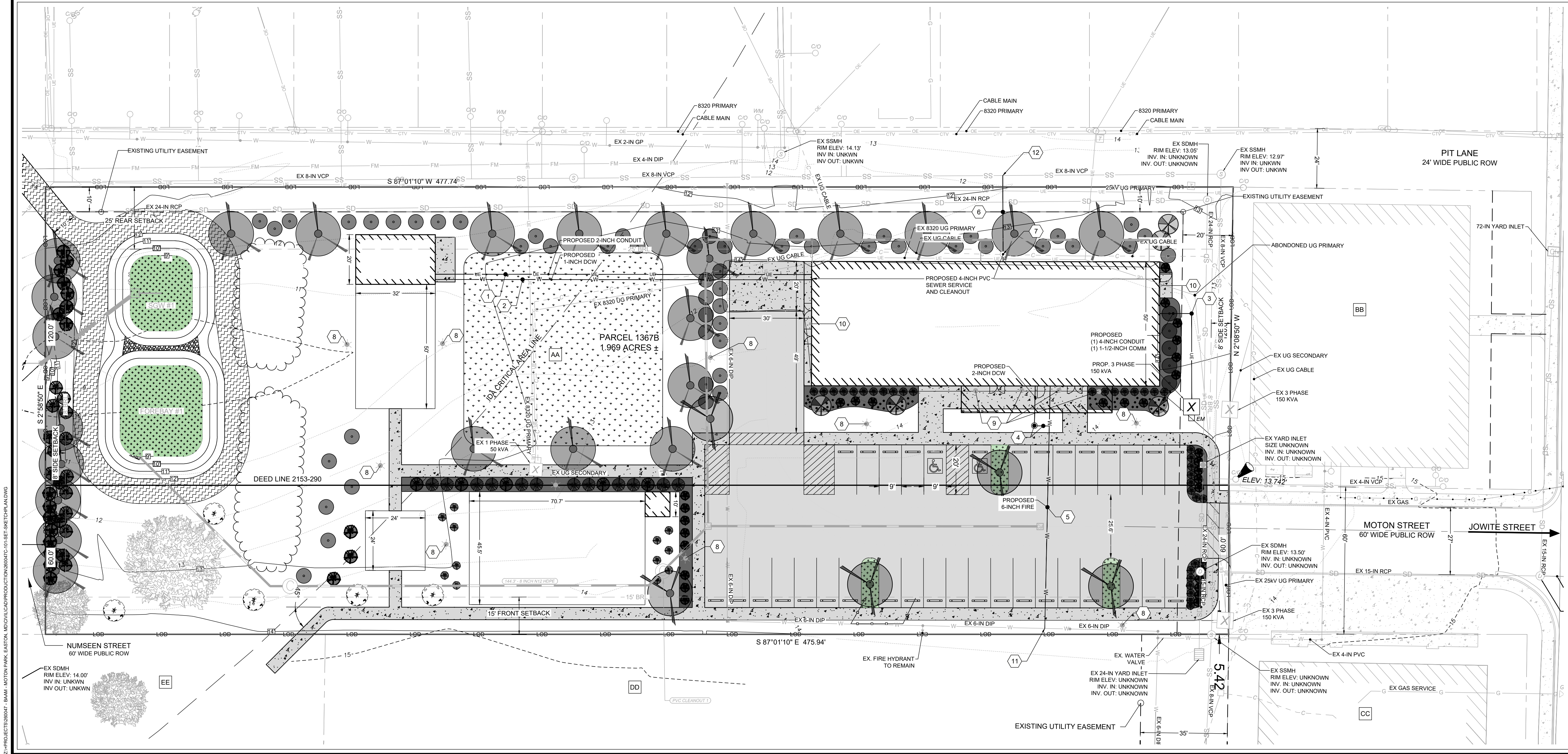
- 1 PROPERTY LINE
- 2 EASEMENT
- 3 BUILDING TO REMAIN
- 4 PAVED ROAD
- 5 ADJACENT PROPERTY LINE
- 6 PAVED PARKING LOT
- 7 CONCRETE SIDEWALK
- 8 BUILDING SETBACKS

PROPOSED UTILITY FEATURES

- 1 2-INCH ELECTRICAL CONDUIT
- 2 1-INCH DOMESTIC COLD WATER FEED
- 3 (1) 4-INCH ELECTRICAL CONDUIT & (1) 2 1/2-INCH COMM
- 4 2-INCH DOMESTIC COLD WATER FEED & METER
- 5 6-INCH FIRE WATER LINE
- 6 4-INCH SANITARY SEWER
- 7 SANITARY SEWER CLEANOUT
- 8 SITE POLE LIGHT FULL CUTOFF
- 9 CANOPY DOWN LIGHT
- 10 WALL PACK LIGHT FULL CUTOFF
- 11 TIE INTO EXISTING 6-INCH DIP
- 12 TIE INTO 8-INCH VCP
- 13 PROPOSED 3 PHASE PAD - 150 KVA

PROPERTY DATA

- AA BUILDING AFRICAN AMERICAN MINDS INC.
M/G/P: 0104/00EA/1376B- B/P: 03153/00290
ZONE R7A
- BB BUILDING AFRICAN AMERICAN MINDS INC.
M/G/P: 0104/00EA/1365- B/P: 02551/00184
ZONE R7A
- CC BUILDING AFRICAN AMERICAN MINDS INC.
M/G/P: 0104/00EA/1366- B/P: 02371/00018
ZONE R7A
- DD EASTON PARKWAY LIMITED PARTNERSHIP
M/G/P: 0104/00EA/1367A - B/P: 00573/00363
ZONE MXW
- EE TOWN OF EASTON
M/G/P: 0104/00EA/0000 - B/P: 00548/00380
ZONE R7A

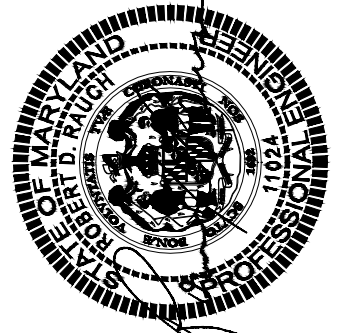


UTILITY PLAN

BUILDING AFRICAN AMERICAN MINDS INC.
BAAM - CAMPUS ANNEX
TAX MAP 0104, GRID 00EA, PARCEL 1367B
ELECTION DISTRICT 01, TALEBOT COUNTY, MARYLAND



Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@raucheng.com
Phone: 410 770 8081 | Fax: 410 770 3987



Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 11024
Expiration Date: July 24, 2026

REVISIONS

REV. #	DATE	DESCRIPTION
1		
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DATE: 05/06/2026
SCALE: 1" = 20'
DRAWN BY: VJK
DESIGNED BY: BBF
APPROVED BY: BBF
SHEET NO.: C-401



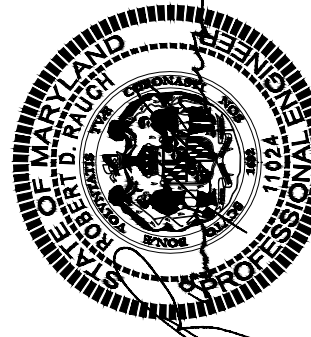
BUILDING AFRICAN AMERICAN MINDS INC.
BAAM - CAMPUS ANNEX

TAX MAP 0104, GRID OOEa, PARCEL 1367B
ELECTION DISTRICT 01, TALBOT COUNTY, MARYLAND

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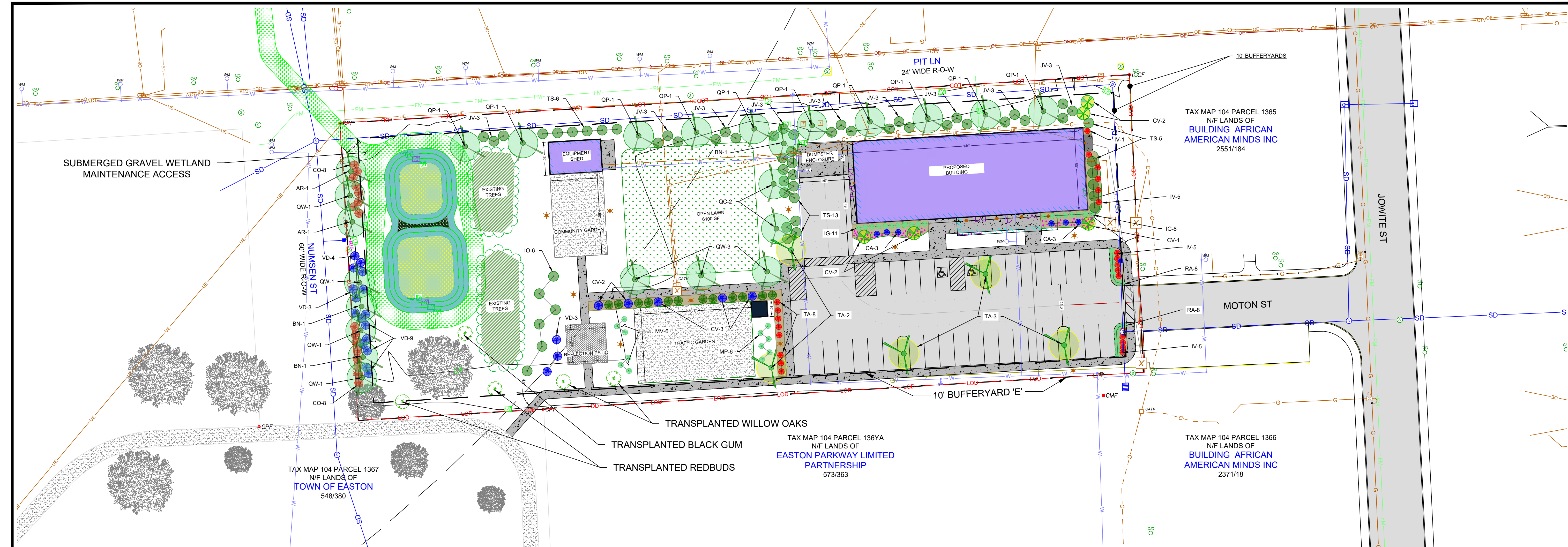
6-May-26

Professional Certification.

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 11024
Expiration Date: July 24, 2026

REVISIONS	DESCRIPTION	DATE	REV.#
DATE:			05/06/2026
SCALE:			N.T.S.
DRAWN BY:			VJK
DESIGNED BY:			BBF
APPROVED BY:			BBF
SHEET NO.: C-405.02			



ILLUSTRATIVE LANDSCAPE PLAN

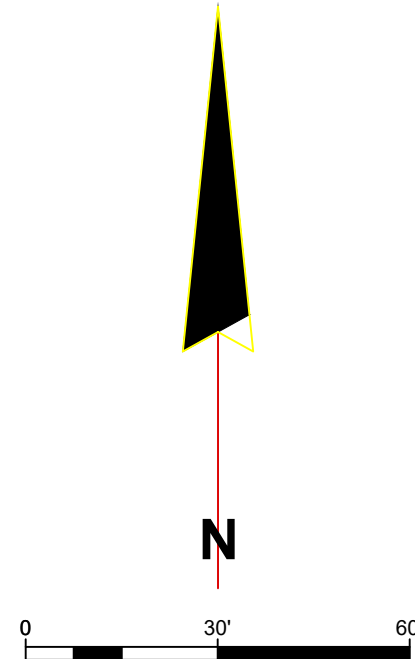
OF THE LANDS OF

BAAM MOTON PARK

TAX MAP , GRID , PARCEL
EASTON, TALBOT COUNTY, MARYLAND
PREPARED FOR BAAM

RAUCH
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Phone: 410 770 9081 | Fax: 410 770 3987



TREE KEY:	
	LARGE CANOPY/SHADE
	PARKING LOT CANOPY TREE
	UNDERSTORY TREE
	EVERGREEN TREES
	MEDIUM SHRUB / SMALL TREE
	EVERGREEN SHRUB
	SMALL BORDER SHRUB PLUGS (HP)
	MULCH BED
	GROUNDCOVER PLANTINGS
	EXISTING TREE
	TRANSPLANT EXISTING TREE

LANDSCAPING CODE ORDINANCE:

- 28-1014.6.E.1 - OVERALL MINIMUM TREE PLANTINGS REQUIRED (EXCLUDING REQUIRED BUFFERYARDS) SHALL BE BASED ON SITE AREA TO BE DISTURBED.
- 28.1014.6.E.2.A - INTERNAL, ON-LOT PUBLIC OR PRIVATE STREET TREE PLANTINGS - ONE (1) PER SHADE/CANOPY TREE PER 35' OF STREET CENTERLINE LENGTH. TREES TO BE PLANTED WITHIN 15' OF CURB LINE. STREETS INTEGRATED WITHIN THE PARKING LOT SHALL BE INCLUDED UNDER THE INTERIOR PARKING LOT PLANTING REQUIREMENT.
- 28.1014.6.E.2.B - INTERIOR PARKING LOT PLANTINGS - 1 TREE PER 7.5 SPACES TO BE PLANTED WITHIN THE INTERIOR OR THE PARKING LOT. TREES SHALL BE LOCATED WITHIN THE PARKING BAYS SO THAT NO MORE THAN 15 PARKING SPACES FORM AN UNINTERRUPTED ROW. TREES SHALL BE PLANTED WITHIN AN AREA OF PERVIOUS SPACE OF AT LEAST 64 SQ. FT. ALLOCATED PER TREE, WITH NO DIMENSION OF ANY PARKING LOT PLANTING ISLAND LESS THAN 6'.
- 28.1014.6.E.2.C - ALL PARKING LOTS SHALL BE LANDSCAPED WITH AN EVERGREEN SHRUB HEDGE WHICH WILL GROW TO A MINIMUM 42" HEIGHT WITHIN 5 YEARS ALONG ALL STREET OR ALLEY FRONTAGES AND ALONG ALL, OR PORTIONS OF SIDES VISIBLE FROM STREETS OR ALLEYS, EXCLUDING THE BUILDING OR FACILITY ACCESS SIDE(S). SHRUBS SHALL BE SPACED TO FORM A CONTINUOUS HEDGE WITHIN 5 YEARS. REQUIRED BUFFERYARDS MAY REPLACE ALL OR PART OF THIS REQUIREMENT WHEN THE APPLICANT CAN DEMONSTRATE THAT EFFECTIVE SCREENING WILL BE ACHIEVED.
- 28.1014.6.E.2.D - BUILDING FACADE PLANTINGS - THE LANDSCAPE IMPROVEMENT PLAN SHALL INCORPORATE TREE, SHRUB, GROUNDCOVER AND ACCENT PLANTINGS AROUND ENTRANCE POINTS, ALONG THE ENTRANCE FACE(S) OF BUILDING(S) AND/OR WITHIN THE ADJACENT PEDESTRIAN PAVING AREAS.
- 28.1014.6.E.2.F - SHRUB AND GROUNDCOVER PLANTINGS - SHRUBS AND GROUNDCOVERS SHALL BE INTEGRATED INTO THE SITE AND LANDSCAPE PLAN TO COMPLEMENT ARCHITECTURAL DESIGN, SCREEN OBJECTIONABLE VIEWS, SEPARATE PEDESTRIAN ACTIVITIES FROM VEHICULAR TRAVEL WAYS, STABILIZE SENSITIVE OR ERODING AREAS OF OTHER APPLICATIONS THAT CONTRIBUTE TO THE OVERALL LANDSCAPE APPEARANCE. THE APPLICANT SHALL PROVIDE SHRUB AND GROUNDCOVER PLANTINGS OR DEMONSTRATE WHY THEY ARE UNNECESSARY, IMPRACTICAL OR NOT EFFECTIVE IN PROVIDING AN ACCEPTABLE APPEARANCE.

28-1014.7 - BUFFERYARDS:

- BUFFERYARD "E" - (ALONG NON-STREET, EXTERIOR PROPERTY LINES ADJOINING MORE OR LESS INTENSE ZONING OR LAND USE) - 10' WIDTH PLANTED WITH (1) SHADE/CANOPY AND (3) EVERGREENS TREES PER 50' OF PROPERTY LINE LENGTH.

PLANT LIST:

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SPECIFICATION
NATIVE CANOPY TREES				
AR	2	ACER RUBRUM	RED MAPLE	2" CALIPER
BN	3	BETULA NIGRA	RIVER BIRCH	2" CALIPER
QC	2	QUERCUS COCCINEA	SCARLET OAK	2" CALIPER
QW	7	QUERCUS PHELLOS	WILLOW OAK	2" CALIPER
QP	10	QUERCUS PALUSTRIS	PIN OAK	2" CALIPER
TA	5	TILIA AMERICANA 'BOULEVARD'	BASSWOOD	2" CALIPER
NATIVE EVERGREEN TREES				
IO	6	ILEX OPACA	AMERICAN HOLLY	1.25" CALIPER
JV	27	JUNIPERUS VIRGINIANA 'GLAUCA'	RED CEDAR	1.25" CALIPER
TS	25	THUJA OCCIDENTALIS 'SMARAGD'	AMERICAN ARBORVITAE	1.25" CALIPER
NATIVE UNDERSTORY TREES				
MV	6	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1.25" CALIPER
CV	10	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	3-4" #10
NATIVE SHRUBS				
CO	16	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	3-4" #10
IV	24	ITEA VIRGINICA 'HENRY'S GARNET'	SWEETSPICE	3-4" #10
IG	19	ILEX GLABRA 'SHAMROCK'	INKBERRY	#5
VD	19	VIBURNUM DENTATUM	ARROWWOOD	3-4" #10
MP	6	MORELLA PENNSYLVANICA	NORTHERN BAYBERRY	3-4" #10
RA	16	RHUS AROMATICA 'GRO-LO'	FRAGRANT SUMAC	#3
CA	6	CALLICORPA AMERICANA	AMERICAN BEAUTYBERRY	#5
HP	50	HYPERICUM PROLIFICUM	ST JOHN'S WORT	2" PLUG
STORMWATER PLANTS				
VC	12	VACINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	#3
PV	400	PANICUM VIGRATUM	SWITCHGRASS	2" PLUG
AI	400	ASCLEPIAS INCARNATA	SWAMP MILKWORT	1 QUART
AN	400	ASTER NON-ANGLIAE	NEW ENGLAND ASTER	1 QUART

LANDSCAPE REQUIREMENTS SUMMARY PER ZONING ORDINANCE:

COMMERCIAL/OFFICE USES (EXCLUDING CBD ZONING DISTRICT)

§ 28.1014.6.E.1 - PROVIDED WITH WAIVER APPROVAL

- 1 TREE / 1,500 SF
DISTURBANCE: 85,826 SF = 57 TREES REQUIRED
INCLUDING BUFFERYARDS: 87 TREES PROVIDED

§ 28.1014.6.E.2.A - NOT APPLICABLE

- § 28.1014.6.E.2.B - PROVIDED
OF PARKING SPACES: 34 / 7.5 = 4.53 TREES
1 TREE PER 7.5 PARKING SPACES
34 / 7.5 = 4.53 TREES = 5 TREES PROVIDED

- § 28.1014.6.E.2.C - EXEMPT
PARKING LOT SCREENING FROM ADJACENT ROADS:
EAST ENTRANCE SCREENED USING EAST SIDE BUFFERYARD

- § 28.1014.6.E.2.D - PROVIDED
1 TREE PER 50' OF FRONT BUILDING FACADE
BUILDING FACADE PLANTINGS: 140' / 50' = 2.72 = 3 TREES
LANDSCAPE BEDS COVER 25% OF BUILDING FACADE = 35' OF GARDEN BED

- § 28.1014.6.E.2.E - PROVIDED
SERVICE AREAS: SCREENED VIA BUFFERYARDS
NO ADDITIONAL PLANTINGS NECESSARY

- § 28.1014.6.E.2.F - PROVIDED
SHRUB & GROUNDCOVER PLANTINGS:
INCLUDED AROUND BUILDING & PARKING LOT TREE STALLS/BAYS

BUFFERYARD STANDARDS

§ 28.1014.7.E

BUFFERYARD "E" (ALONG NON-STREET, EXTERIOR PROPERTY LINES ADJOINING MORE OR LESS INTENSE ZONING OR LAND USE)

- 10' WIDTH
PLANT UNIT: 1 SHADE CANOPY TREE & 3 EVERGREEN TREES
OPTION: 2 SHADE CANOPY TREES & 8 LARGE EVERGREEN SHRUBS
OPTION: 4 EVERGREEN TREES
OPTION: WALL/FENCE WITH 3 LARGE EVERGREEN SHRUBS

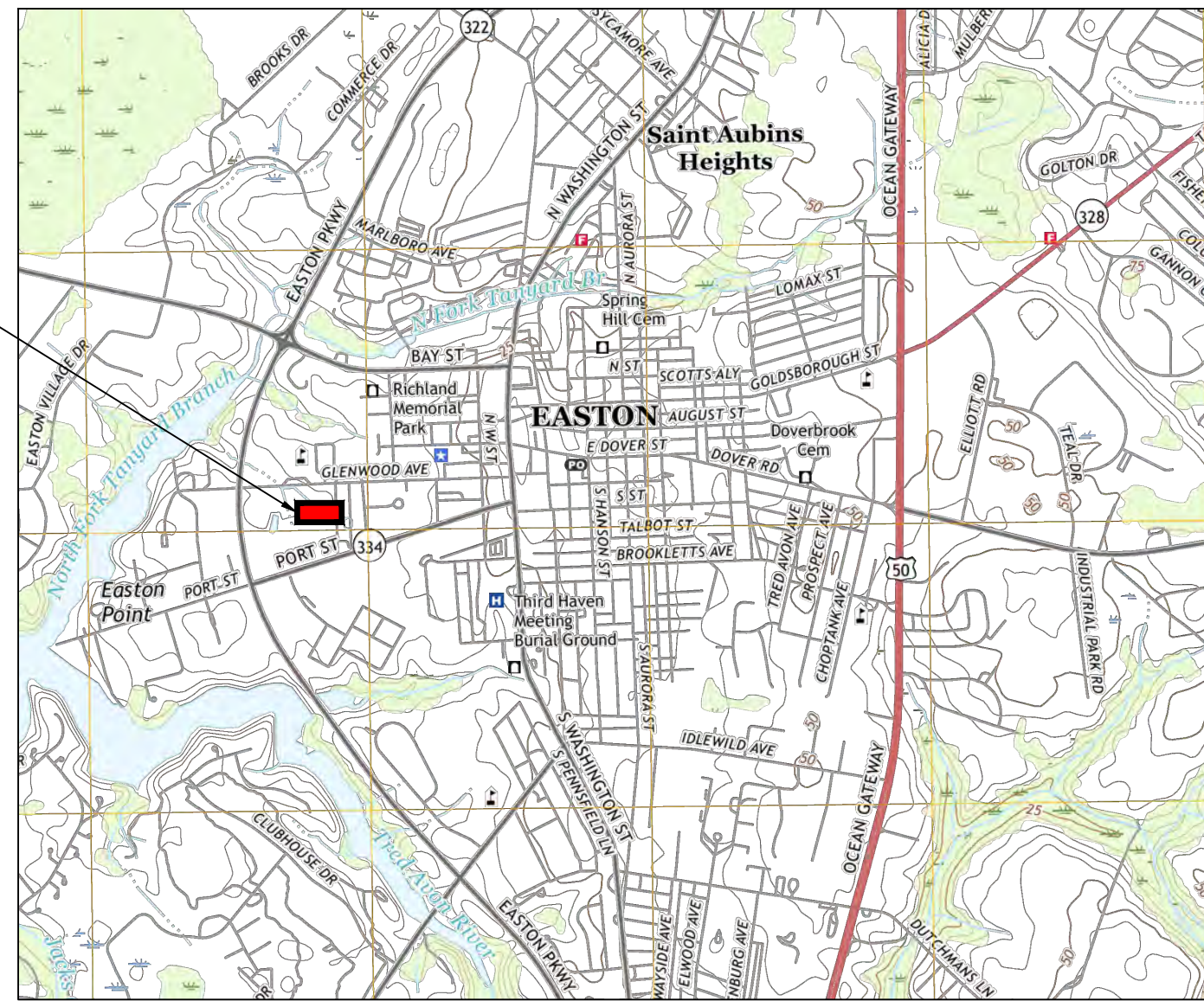
- NORTH EDGE: 9.55 PLANTING UNITS (10):
MET: 10 CANOPY TREES, 30 EVERGREEN TREES
WAIVER REQUESTED FOR BUFFERYARD LOCATION DUE TO BUILDING & UTILITIES.

- WEST EDGE: 3.6 PLANTING UNITS (4):
MET: 5 SHADE TREES PROVIDED; 32 SHRUBS PROVIDED;
WAIVER REQUESTED TO SUBSTITUTE EVERGREEN SHRUBS FOR DECIDUOUS.

- SOUTH EDGE: 9.55 PLANTING UNITS (10):
MET: 5 SHADE TREES PROVIDED W/ 40 LARGE SHRUBS (5 PU)
16 EVERGREEN TREES PROVIDED (4 PU)
1 CANOPY, 3 EVERGREEN TREES (1 PU)
WAIVER REQUESTED TO RELOCATE PLANTINGS TO INTERIOR IN LIEU OF S. 10' BUFFERYARD & CREDIT 5 TRANSPLANTED TREES AS CANOPY CREDIT.

- EAST EDGE: 3.6 PLANTING UNITS (4):
MET: 5 EVERGREEN TREES PROVIDED (6 EVERGREEN, 2 DECIDUOUS)
32 EVERGREEN SHRUBS PROVIDED
WAIVER REQUESTED TO SUBSTITUTE EVERGREEN SHRUBS FOR TREES.

SITE



VICINITY MAP
SCALE: 1" = 1,000'

WAIVER SUMMARY:

- TO RE-LOCATE SOUTHERN BUFFERYARD "E" THROUGHOUT THE SITE DUE TO SPACE-CONSTRAINTS
- TO UTILIZE 5 RECENTLY TRANSPLANTED TREES IN THE NORTHERN BUFFERYARD AS CREDIT TO THE PROPOSED NORTHERN BUFFERYARD.
- TO RE-LOCATE NORTHERN EDGE BUFFERYARD PLANTINGS OUTSIDE OF THE 1' BUFFERYARD DUE TO SPACE-CONSTRAINTS
- TO CREDIT 20 SHRUBS AS 2 OF 4 PLANTING UNITS FOR EASTERN BUFFERYARD.
- TO INCLUDE THE TREES PROPOSED IN BUFFERYARDS AS CREDIT TOWARDS TOTAL SITE PLANTINGS (BASED OFF DISTURBANCE - 57 TREES REQUIRED).

REVISIONS

REV. #	DATE	DESCRIPTION
1		



DATE: 5/16/2026
SCALE: 1" = 30'
DRAWN BY: GJR
DESIGNED BY: GJR
APPROVED BY:

SHEET NO.:
L-101

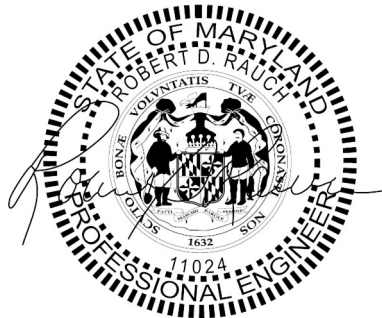


**STORMWATER MANAGEMENT ANALYSIS
FOR
*MOTON STREET***

**PREPARED FOR
BUILDING AFRICAN AMERICAN MINDS INC.**

**PREPARED BY
RAUCH, INC
106 N. HARRISON STREET
EASTON, MD 21601**

5TH of May 2026



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENCED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

ROBERT D. RAUCH, LICENCE NO. 11024
EXPIRATION DATE 7/24/2026

05/05/2026
DATE

Stormwater Management Narrative



STORMWATER MANAGEMENT ANALYSIS – NARRATIVE

EXISTING CONDITIONS

The project site under analysis is in the town of Easton, Maryland, in Talbot County. It is bordered by Jowite Street, Pit Lane ROW, Numseen Street ROW, and is bisected by Moton Street, and Moton Street ROW.

The site's existing conditions feature a remaining gravel parking lot on the southeast corner of the property within the Moton Street ROW. The remainder of the site is open space. The soil composition is moderately well drained HSG C soil.

Water drainage patterns are a combination of sheet flow and shallow concentrated flow that feeds into yard inlets at the southeast end of the site on both sides of the existing gravel parking entrance and on the western side of the property within the Numseen Street ROW.

PROPOSED CONDITIONS

Moton Street improvements are proposing one new BAAM buildings with connected pedestrian walking paths that perimeter a proposed community garden, reflection patio, traffic garden, and equipment storage buildings.

The proposed building, sidewalk, parking area, and impervious landscape features will require treatment for quality management.

Proposed conditions during the 2-year and 10-year storm events have been analyzed and show postconstruction peak flows are less than preconstruction peak flows at the Study Points.

The maps included with this report detail all drainage areas with times of concentration.



WATER QUALITY – ESDv/WQv

The summary of the calculations is shown below:

BMP SUMMARY CHART								
BMP ID	TYPE OF ESD PRACTICE	MARYLAND GRID COORDINATE (NAD 83)		BMP DRAINAGE AREA	IMPERVIOUS AREA	TARGET PE	ACTUAL PE	TARGET ESDv
	STRUCTURE NAME	METERS		(SF)	(SF)	(IN)	(IN)	(CF)
		NORTHING	EASTING					(CF)
SGW-1	SUBMERGED GRAVEL WETLAND	404030.3830'	1573076.2565'	85826	23489	1.8	1.93	5467
TOTAL				85826	23489			5467
								5848

STORMWATER QUALITY NOTES:

The above quality stormwater management practices meet the Environmental Site Design Volume required for the site.

WATER QUANTITY

Volume control is provided within the submerged gravel wetland and by managing/maintaining existing times of concentrations within existing and reshaped drainage areas.

The eastern portion of the site drains entirely into a forebay on the western side of the site via a series of yard inlets. From there, the flow moves to the submerged gravel wetland which then discharges into the town's storm pipe system via the existing storm drain located within the Numseen Street ROW.

Below is a summary of the proposed peak runoff flows from the 2 and 10-year storms compared to existing peak runoff flows from the same events.

DRAINAGE AREA SUMMARY CHART																
DA#	DA		IMPERVIOUS AREA		CN		Tc		2-YEAR STORM			10-YEAR STORM			ESDv	
	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	CHANGE	EXISTING	PROPOSED	CHANGE	TARGET	ACTUAL
	(ACRES)	(ACRES)	(ACRES)	(ACRES)			(MINUTES)	(MINUTES)	(CFS)	(CFS)		(CFS)	(CFS)		(CF)	(CF)
1	85826	85826	0.539	0.841	81	84	26.2	16.5	3.01	0.64	-2.37	6.05	5.24	-0.81	5467	5848
TOTAL	85826	85826	0.539	0.841											5467	5848



NATURAL AREA PRESERVATION

The stormwater management facilities for this project have been designed to preserve natural areas such as existing tree lines as best as possible.

CONCLUSION

This report shows that all requirements of the MDE stormwater design manual have been met for this site and natural areas have been preserved in meeting these guidelines.

ESD Calculations

VERSION 4.2
Maryland ESD Calculations and 10% Phosphorus Removal

Last Update: 1/6/2019 Rauch Inc.

Project Name:	Moton Street Improvements
Date:	24-Mar-26

	data input cells
	calculation cells

Step 1: Complete ESD Implementation Checklist

Check all of the Following ESD Practices That Were Implemented at Site	Yes - No - N/A
Environmental Mapping Was Conducted at Site Prior to Layout	YES
Natural Areas Were Conserved (e.g., forests, wetlands, steep slopes, floodplains)	YES
Stream, Wetland and Shoreline Buffers Were Reserved	YES
Disturbance of Permeable Soils Was Minimized	YES
Natural Flow Paths Were Maintained Across the Site	YES
Building Layout Was Fingerprinted to Reduce Clearing and Grading at Site	YES
Site Grading Promoted Sheetflow From Impervious Areas to Pervious Ones	YES
Site Design Was Evaluated to Reduce Creation of Needless Impervious Cover	YES
Site Design Was Evaluated to Maximize Disconnection of Impervious Cover	YES
Site Design Was Evaluated to Identify Potential Hotspot Generating Area for Stormwater Treatment	YES
Erosion and Sediment Control Practices and Post Construction Stormwater Management Practices Were Integrated into a Comprehensive Plan	YES
Tree Planting Was Used at the Site to Convert Turf Areas into Forest	YES

Step 2: Calculate Site Imperviousness and Water Quality Volume, WQv (for redevelopment)

New development/redevelopment category is based on the TOTAL SITE AREA whereas the ESD and WQ volume are based on the LOD AREA. The term "SITE" is defined as A single tract, lot, parcel of land or combination of tracts, lots parcels of land that are in one ownership or are contiguous and in diverse ownership where development is to be performed as part of a unit, subdivision or project. See page 5.1.17 in the design handbook. This means that a project may be classed as redevelopment even if the LOD is less than 40% impervious

Total SITE Area, A (acres or sq-ft)	85826
Existing SITE Impervious Area (acres or sq-ft)	23469
SITE percent impervious	27%
Development Category (for ESD)	New Development
LOD Area, A (acres)	1.97
Existing LOD Impervious Surface Area (acres)	0.54
Proposed LOD Impervious Surface Area (acres)	0.82
Rainfall Depth, P (in)	1.0
Existing LOD Imperviousness, I_{imp}	27%
Proposed LOD Imperviousness, I_{prop}	42%
Water Quality Calculation for Redevelopment Only	
Required Treatment Area (acres)	0.000
Runoff Coefficient, R_v	0.95
Water Quality Volume, WQv (cf)	0

Step 4: Calculate Environmental Site Design (ESD) Rainfall Target, P_E

% Soil Type A	0%	RCN Soil Type A	62.63									
% Soil Type B	0%	RCN Soil Type B	75.98									
% Soil Type C	100%	RCN Soil Type C	84.33									
% Soil Type D	0%	RCN Soil Type D	87.33									
Target Pre-Developed Condition, RCN_{predev}	70.00000	Post-Developed Condition, RCN	84.33									
Soil Type A ESD Rainfall Target, P_E (in)	0.00	<table><tr><th colspan="3">Runoff depths for H and H analysis</th></tr><tr><th>2yr</th><th>10yr</th><th>100yr</th></tr><tr><td>3.4</td><td>5.3</td><td>7.6</td></tr></table>		Runoff depths for H and H analysis			2yr	10yr	100yr	3.4	5.3	7.6
Runoff depths for H and H analysis												
2yr	10yr			100yr								
3.4	5.3			7.6								
Soil Type B ESD Rainfall Target, P_E (in)	0.00											
Soil Type C ESD Rainfall Target, P_E (in)	1.80											
Soil Type D ESD Rainfall Target, P_E (in)	0.00											
Maximum P_E (in)	1yr 2.7											
Site ESD Rainfall Target, P_E (in)	1.80											
ESD Runoff Depth, Q_E (in)	0.76											
ESD Runoff Volume, ESD_v (cf)	5,467											
Site Rainfall Target, P_E (in)	1.80											
Total Treatment Volume (cf)	5,467											

Step 6: Select Micro-Scale Practices to Treat the ESD Rainfall Target

Micro-Scale Practices	P_E Credit Description	Contributing Drainage Area (sf)	Direct ESDv Received by Practice (cf)	WQv or ESDv from Up-Gradient Practices (cf)	WQv or ESDv credit (cf)	Runoff Volume Remaining (cf)
Submerged Gravel Wetlands	ESDv credit is based on design storage volume	85,826	8,265	5101	5,848	7,518

Step 7: Check for ESDv to MEP compliance and Revise Site If Necessary

Drainage Area Treated (sf)	85,826	WQv or ESDv Treated (cf) using ESD practices	5,848
		P_E achieved (inches)	1.93
Entire ESDv Treated Through ESD Practices?		YES	
ESDv Remaining? (cf)		0	
If ESDv is not fully treated, is ESD to MEP achieved?		NO	
Redevelopment WQv Requirements Met Through ESD Practices?		N/A	
WQv Remaining? (cf)		0	
New Development WQv Requirements Met Through ESD Practices?		YES	
WQv Remaining? (cf)		0	

New Development Water Quality Volume Requirements

Required Treatment Area (acres)	1.97
Runoff Coefficient, R_v	0.42
Water Quality Volume, WQv (cf)	3,037

Entire ESDv Treated Through Environmental Site Design?

YES

Total
Treatment
Volume:
Treated:

5,467
5,848

VOID RATIO:

0.4

M-2

Micro-Scale Practices	Direct drainage				Indirect drainage			Practice Specific Parameter(s)				WQV or ESDv provided (cf)	Runoff Volume Remaining (cf)	Down-Gradient Practice and Row	SOIL TYPE	Baseline Phosphorous Removal Efficiency	Adjusted Removal Rate	P Load to Practice (lbs/yr)	Load Reduction (lbs/yr)	Remaining Load (lbs/yr)	Watershed-inches treated (PE Provided)	Annual Rainfall Treated (%)	Phosphorous removal remaining for CA
	Contributing Drainage Area (sf)	% Impervious Cover RV	To fully treat sub area PE required WQV required	Max available WQV or ESDv from CDA (cf)	Area of upstream catchment (sf)	WQV or ESDv from Up-Gradient Practices (cf)	Total catchment area --- Total ESDv to practice	Bed Surface Area (sf)	Top of Ponding Surface Area (sf)	Ponding Depth (ft)	Media Depth (ft)												
Forebay #1	85,826	42%	1.80	8,265	0	0	85,826	1,150	2,014	2	0	3,164	5,101	Submerged Gravel Wetlands 2	C/D	60%	60.62%	2.06	1.25	0.81	1.03	83.42%	0.00
Submerged Gravel Wetlands	0	0%	1.00	0	85826	5101	5101	709	1,408	2	2	2,694	2,417		C/D	60%	66.58%	1.27	0.85	0.43	1.42	91.63%	
Total	85,826	0.05	0	8,265		5,101						5,848	7,518			60%	62.89%	3.34	2.10	1.24	1.18	86.87%	

Design Guidance:

Conveyance: Pretreated stormwater enters via piped or overland flow and discharges into the gravel-filled chamber. A perforated pipe (4 to 6-inch preferred) at the base of the gravel layer allows for flow-through conditions and maintains a constant water surface elevation. Discharges that exceed the ESDv exit to a stable outfall at non-erosive velocities. These systems should be located off-line.

Treatment: Submerged gravel wetlands shall meet the following conditions:

Pretreatment shall be provided for 10% of the total ESDv.

The gravel substrate shall be no deeper than four feet.

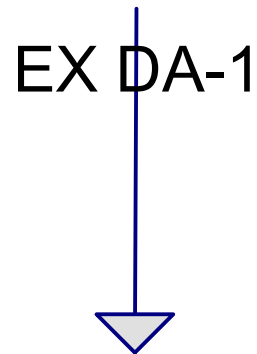
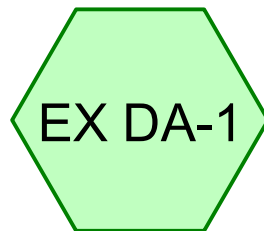
Temporary ponding depth shall not be greater than the tolerance levels of the wetland vegetation.

Observation Wells: An observation well consisting of an anchored, six-inch diameter perforated pipe shall be required. The top of the observation well shall be at least six inches above grade.

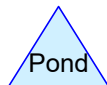
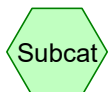
Landscaping: A minimum of three different types of wetland species shall be provided. Replacement plantings may be necessary.

Analysis of Existing Conditions

EXISTING



EX SP



Routing Diagram for 260047-Phase2
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260047-Phase2*Type II 24-hr 2-YR Rainfall=3.40"*

Prepared by Rauch Inc

Printed 3/25/2026

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EX DA-1: EX DA-1Runoff Area=85,826 sf 27.37% Impervious Runoff Depth>1.48"
Flow Length=229' Tc=26.2 min CN=81 Runoff=3.01 cfs 0.244 af**Link EX SP: EX SP**Inflow=3.01 cfs 0.244 af
Primary=3.01 cfs 0.244 af**Total Runoff Area = 1.970 ac Runoff Volume = 0.244 af Average Runoff Depth = 1.48"**
72.63% Pervious = 1.431 ac 27.37% Impervious = 0.539 ac

260047-Phase2

Prepared by Rauch Inc
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Type II 24-hr 2-YR Rainfall=3.40"

Printed 3/25/2026

Summary for Subcatchment EX DA-1: EX DA-1

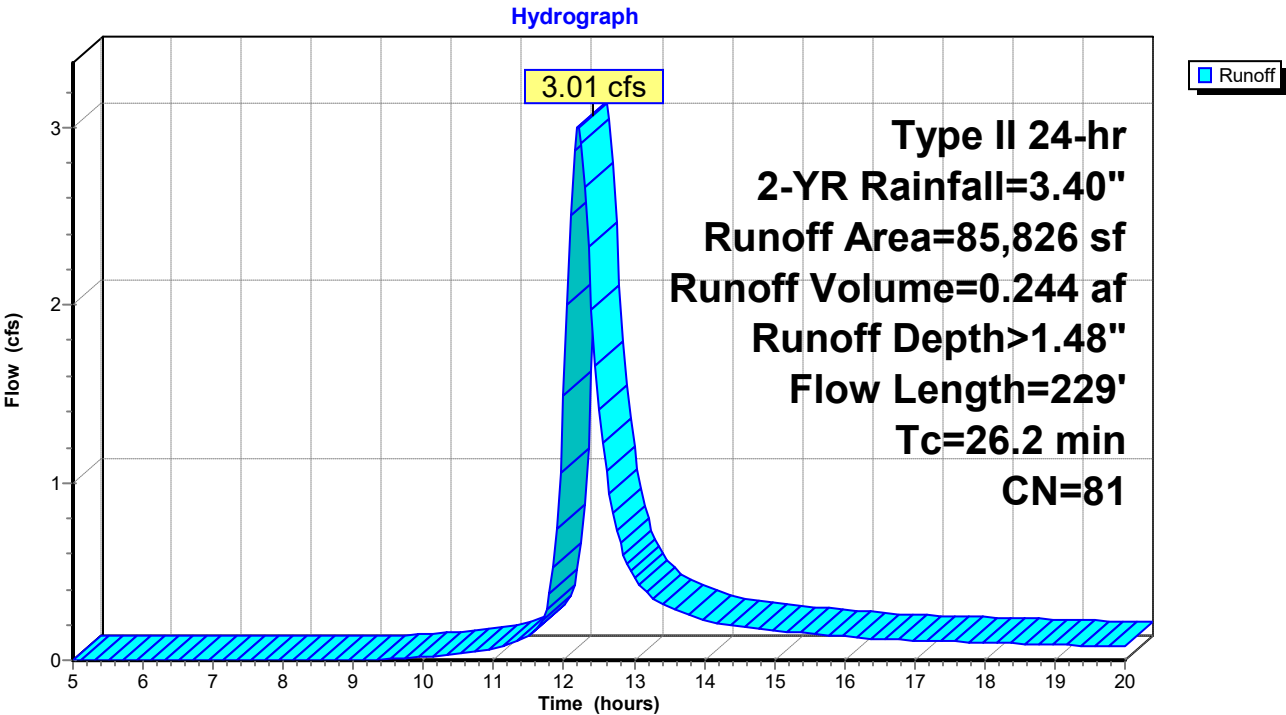
Runoff = 3.01 cfs @ 12.20 hrs, Volume= 0.244 af, Depth> 1.48"
Routed to Link EX SP : EX SP

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=3.40"

	Area (sf)	CN	Description
*	12,866	98	Gravel parking, HSG C
	62,337	74	>75% Grass cover, Good, HSG C
	9,427	98	Roofs, HSG C
	1,196	98	Paved parking, HSG C
	85,826	81	Weighted Average
	62,337		72.63% Pervious Area
	23,489		27.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.1	100	0.0045	0.07		Sheet Flow, GRASSED SHEET FLOW
					Grass: Dense n= 0.240 P2= 3.40"
1.1	129	0.0150	1.97		Shallow Concentrated Flow, GRASSED SHALLOW CONCENTRAT
					Unpaved Kv= 16.1 fps
26.2	229	Total			

Subcatchment EX DA-1: EX DA-1



260047-Phase2

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Type II 24-hr 2-YR Rainfall=3.40"

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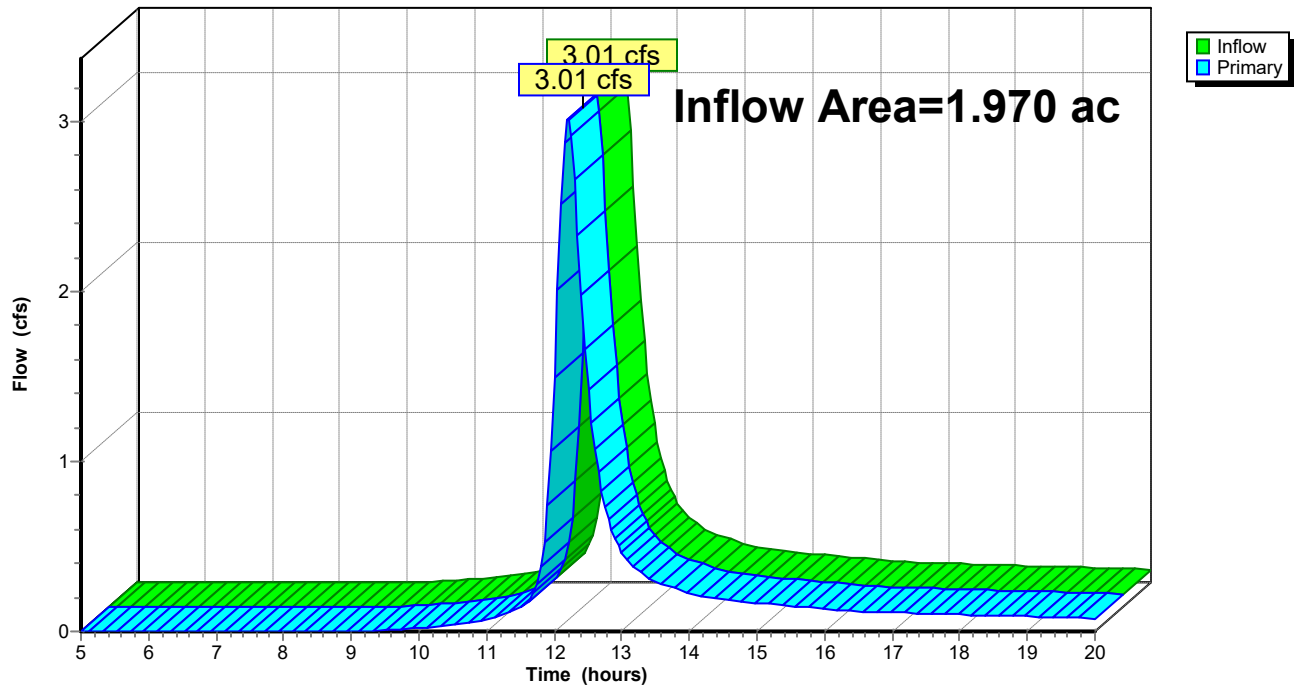
Summary for Link EX SP: EX SP

Inflow Area = 1.970 ac, 27.37% Impervious, Inflow Depth > 1.48" for 2-YR event
Inflow = 3.01 cfs @ 12.20 hrs, Volume= 0.244 af
Primary = 3.01 cfs @ 12.20 hrs, Volume= 0.244 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link EX SP: EX SP

Hydrograph



260047-Phase2*Type II 24-hr 10-YR Rainfall=5.30"*

Prepared by Rauch Inc

Printed 3/25/2026

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EX DA-1: EX DA-1Runoff Area=85,826 sf 27.37% Impervious Runoff Depth>3.00"
Flow Length=229' Tc=26.2 min CN=81 Runoff=6.05 cfs 0.493 af**Link EX SP: EX SP**Inflow=6.05 cfs 0.493 af
Primary=6.05 cfs 0.493 af**Total Runoff Area = 1.970 ac Runoff Volume = 0.493 af Average Runoff Depth = 3.00"**
72.63% Pervious = 1.431 ac 27.37% Impervious = 0.539 ac

260047-Phase2

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Type II 24-hr 10-YR Rainfall=5.30"

Printed 3/25/2026

Summary for Subcatchment EX DA-1: EX DA-1

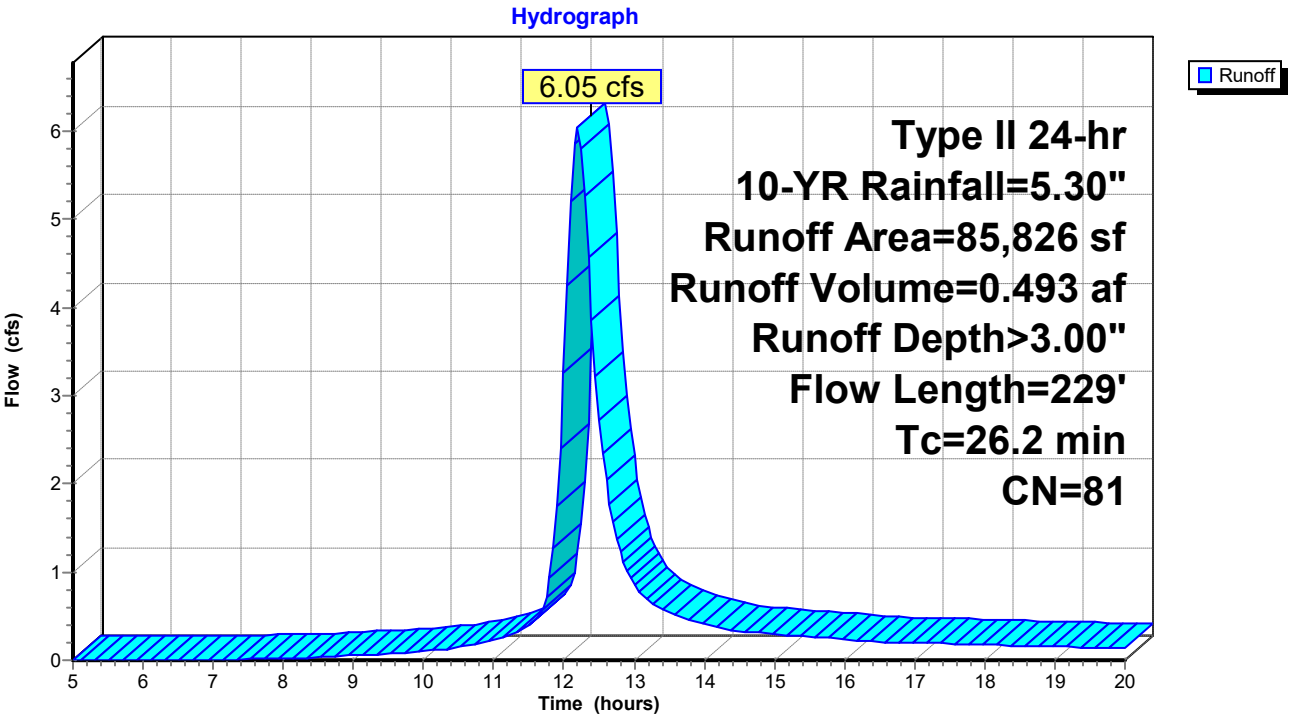
Runoff = 6.05 cfs @ 12.20 hrs, Volume= 0.493 af, Depth> 3.00"
Routed to Link EX SP : EX SP

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=5.30"

	Area (sf)	CN	Description
*	12,866	98	Gravel parking, HSG C
	62,337	74	>75% Grass cover, Good, HSG C
	9,427	98	Roofs, HSG C
	1,196	98	Paved parking, HSG C
	85,826	81	Weighted Average
	62,337		72.63% Pervious Area
	23,489		27.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.1	100	0.0045	0.07		Sheet Flow, GRASSED SHEET FLOW
					Grass: Dense n= 0.240 P2= 3.40"
1.1	129	0.0150	1.97		Shallow Concentrated Flow, GRASSED SHALLOW CONCENTRAT
					Unpaved Kv= 16.1 fps
26.2	229	Total			

Subcatchment EX DA-1: EX DA-1



260047-Phase2

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Type II 24-hr 10-YR Rainfall=5.30"

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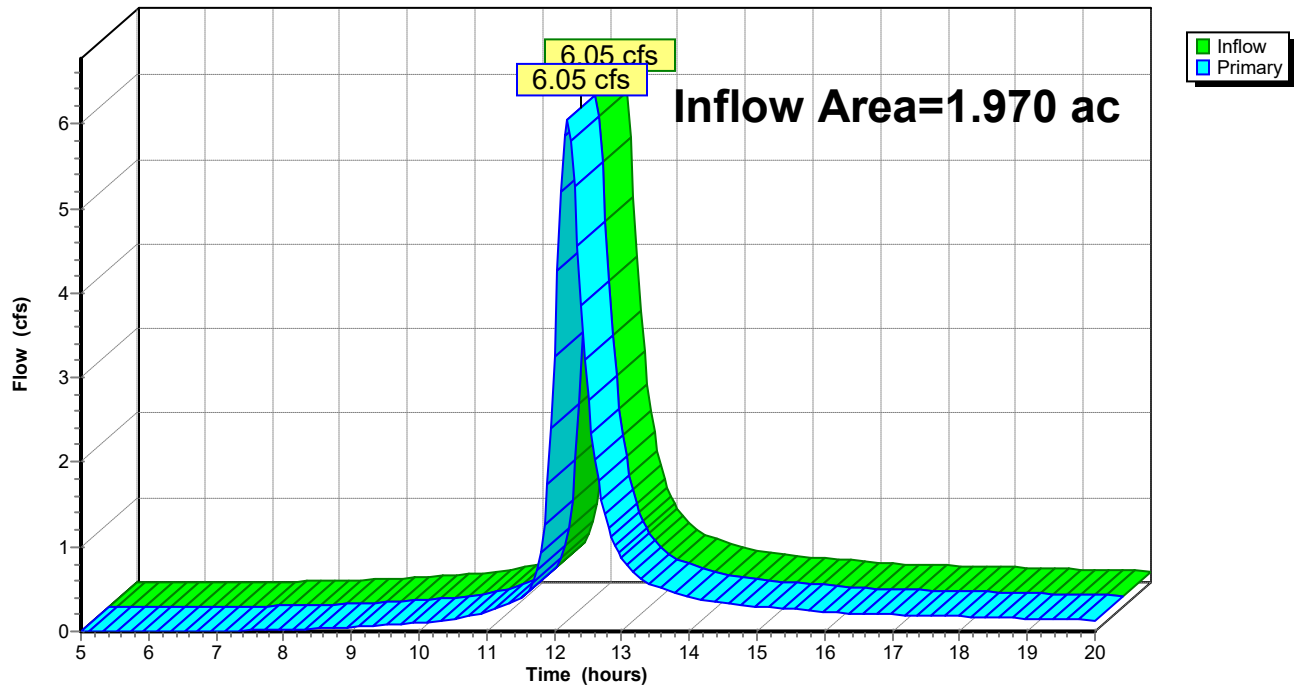
Summary for Link EX SP: EX SP

Inflow Area = 1.970 ac, 27.37% Impervious, Inflow Depth > 3.00" for 10-YR event
Inflow = 6.05 cfs @ 12.20 hrs, Volume= 0.493 af
Primary = 6.05 cfs @ 12.20 hrs, Volume= 0.493 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link EX SP: EX SP

Hydrograph



260047-Phase2*Type II 24-hr 100-YR Rainfall=7.60"*

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EX DA-1: EX DA-1Runoff Area=85,826 sf 27.37% Impervious Runoff Depth>4.99"
Flow Length=229' Tc=26.2 min CN=81 Runoff=9.88 cfs 0.819 af**Link EX SP: EX SP**Inflow=9.88 cfs 0.819 af
Primary=9.88 cfs 0.819 af**Total Runoff Area = 1.970 ac Runoff Volume = 0.819 af Average Runoff Depth = 4.99"**
72.63% Pervious = 1.431 ac 27.37% Impervious = 0.539 ac

260047-Phase2

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Type II 24-hr 100-YR Rainfall=7.60"

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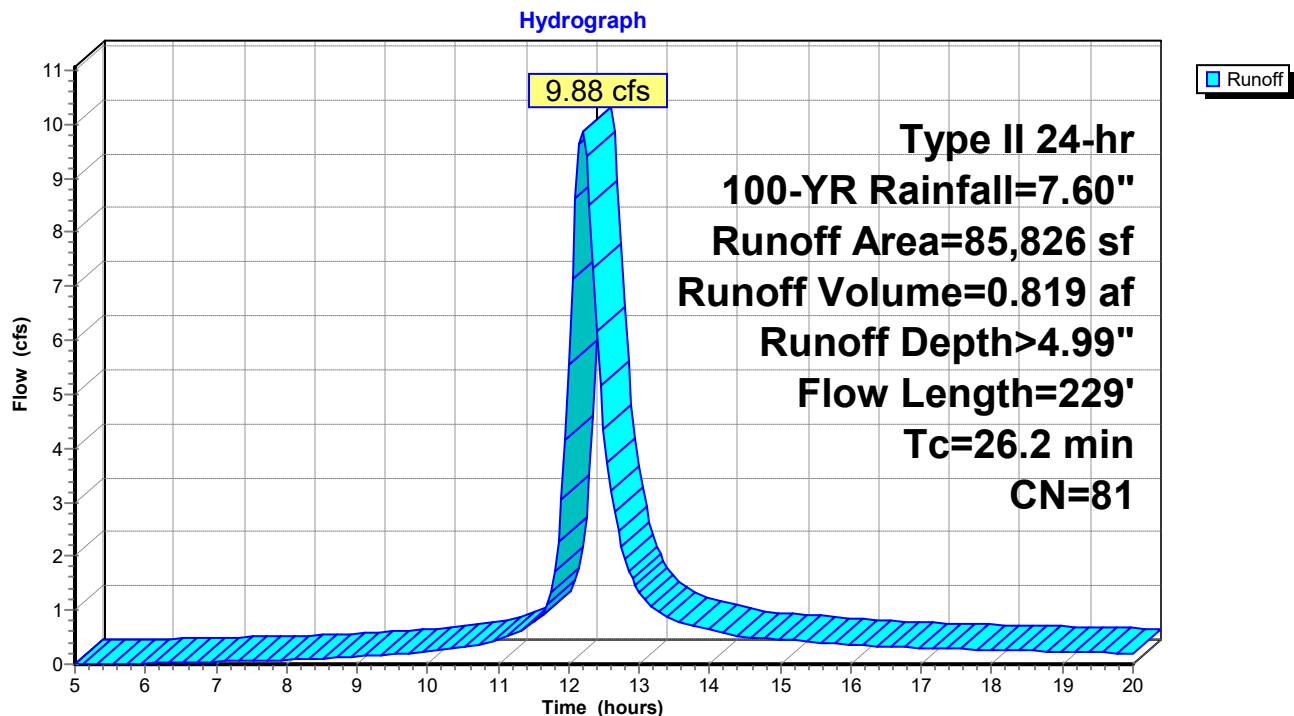
Summary for Subcatchment EX DA-1: EX DA-1

Runoff = 9.88 cfs @ 12.19 hrs, Volume= 0.819 af, Depth> 4.99"
Routed to Link EX SP : EX SP

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YR Rainfall=7.60"

	Area (sf)	CN	Description
*	12,866	98	Gravel parking, HSG C
	62,337	74	>75% Grass cover, Good, HSG C
	9,427	98	Roofs, HSG C
	1,196	98	Paved parking, HSG C
	85,826	81	Weighted Average
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	23,489		27.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.1	100	0.0045	0.07		Sheet Flow, GRASSED SHEET FLOW
					Grass: Dense n= 0.240 P2= 3.40"
1.1	129	0.0150	1.97		Shallow Concentrated Flow, GRASSED SHALLOW CONCENTRATED FLOW
					Unpaved Kv= 16.1 fps
26.2	229	Total			

Subcatchment EX DA-1: EX DA-1

260047-Phase2

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Type II 24-hr 100-YR Rainfall=7.60"

Printed 3/25/2026

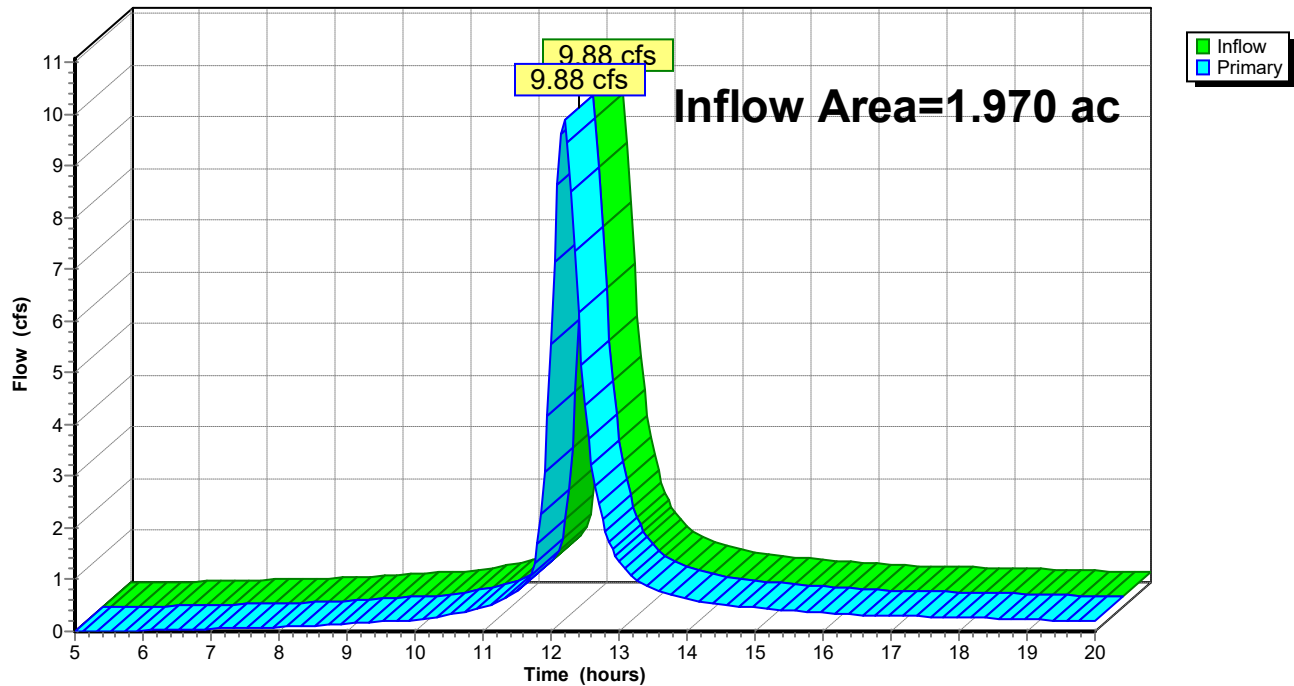
Summary for Link EX SP: EX SP

Inflow Area = 1.970 ac, 27.37% Impervious, Inflow Depth > 4.99" for 100-YR event
Inflow = 9.88 cfs @ 12.19 hrs, Volume= 0.819 af
Primary = 9.88 cfs @ 12.19 hrs, Volume= 0.819 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

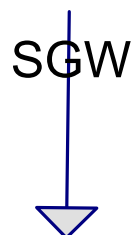
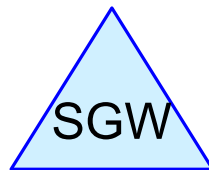
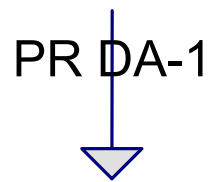
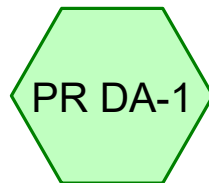
Link EX SP: EX SP

Hydrograph

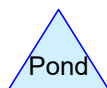
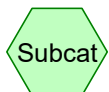


Analysis of Proposed Conditions

PROPOSED



PR SP



Routing Diagram for 260047-Phase2
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260047-Phase2*Type II 24-hr 2-YR Rainfall=3.40"*

Prepared by Rauch Inc

Printed 3/25/2026

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment PR DA-1: PR DA-1Runoff Area=85,826 sf 42.69% Impervious Runoff Depth>1.70"
Flow Length=125' Tc=16.5 min CN=84 Runoff=4.48 cfs 0.280 af**Pond SGW: SGW**Peak Elev=10.98' Storage=6,642 cf Inflow=4.48 cfs 0.280 af
Outflow=0.64 cfs 0.290 af**Link PR SP: PR SP**Inflow=0.64 cfs 0.290 af
Primary=0.64 cfs 0.290 af**Total Runoff Area = 1.970 ac Runoff Volume = 0.280 af Average Runoff Depth = 1.70"**
57.31% Pervious = 1.129 ac 42.69% Impervious = 0.841 ac

260047-Phase2

Prepared by Rauch Inc

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Type II 24-hr 2-YR Rainfall=3.40"

Printed 3/25/2026

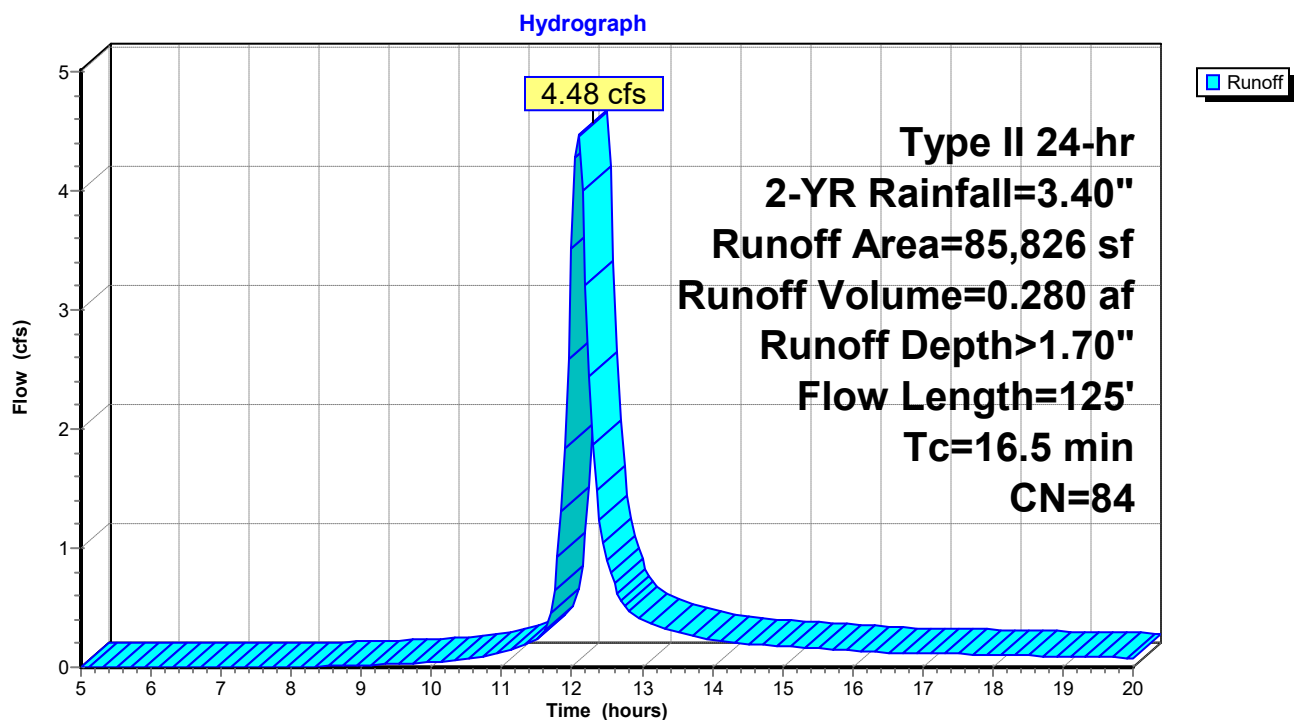
Summary for Subcatchment PR DA-1: PR DA-1

Runoff = 4.48 cfs @ 12.09 hrs, Volume= 0.280 af, Depth> 1.70"
 Routed to Pond SGW : SGW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type II 24-hr 2-YR Rainfall=3.40"

Area (sf)	CN	Description
14,681	98	Paved parking, HSG C
7,220	98	Roofs, HSG C
* 5,590	98	Concrete Sidewalk, HSG C
* 8,239	98	Concrete Patio/Landscaping, HSG C
912	98	Water Surface, HSG C
49,184	74	>75% Grass cover, Good, HSG C
85,826	84	Weighted Average
49,184		57.31% Pervious Area
36,642		42.69% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.2	100	0.0136	0.10		Sheet Flow, GRASSED SHEET FLOW
					Grass: Dense n= 0.240 P2= 3.40"
0.3	25	0.0079	1.43		Shallow Concentrated Flow, SCF GRASS
					Unpaved Kv= 16.1 fps
16.5	125	Total			

Subcatchment PR DA-1: PR DA-1

260047-Phase2

Type II 24-hr 2-YR Rainfall=3.40"

Prepared by Rauch Inc

Printed 3/25/2026

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Summary for Pond SGW: SGW

Inflow Area = 1.970 ac, 42.69% Impervious, Inflow Depth > 1.70" for 2-YR event
 Inflow = 4.48 cfs @ 12.09 hrs, Volume= 0.280 af
 Outflow = 0.64 cfs @ 12.64 hrs, Volume= 0.290 af, Atten= 86%, Lag= 33.1 min
 Primary = 0.64 cfs @ 12.64 hrs, Volume= 0.290 af
 Routed to Link PR SP : PR SP

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Starting Elev= 9.17' Surf.Area= 1,974 sf Storage= 1,828 cf
 Peak Elev= 10.98' @ 12.64 hrs Surf.Area= 3,412 sf Storage= 6,642 cf (4,814 cf above start)

Plug-Flow detention time= 141.0 min calculated for 0.247 af (88% of inflow)
 Center-of-Mass det. time= 57.3 min (848.4 - 791.1)

Volume	Invert	Avail.Storage	Storage Description
#1	5.99'	10,573 cf	Custom Stage Data - SGW & FB (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
5.99	709	97.7	0.0	0	0	709
6.00	709	97.7	40.0	3	3	710
8.99	1,858	223.0	40.0	1,481	1,484	3,943
9.00	1,858	223.0	100.0	19	1,502	3,946
9.99	2,584	260.7	100.0	2,189	3,691	5,416
10.00	2,584	260.7	100.0	26	3,717	5,419
10.99	3,422	298.4	100.0	2,963	6,680	7,119
11.00	3,422	298.4	100.0	34	6,715	7,122
12.00	4,312	266.9	100.0	3,858	10,573	8,567

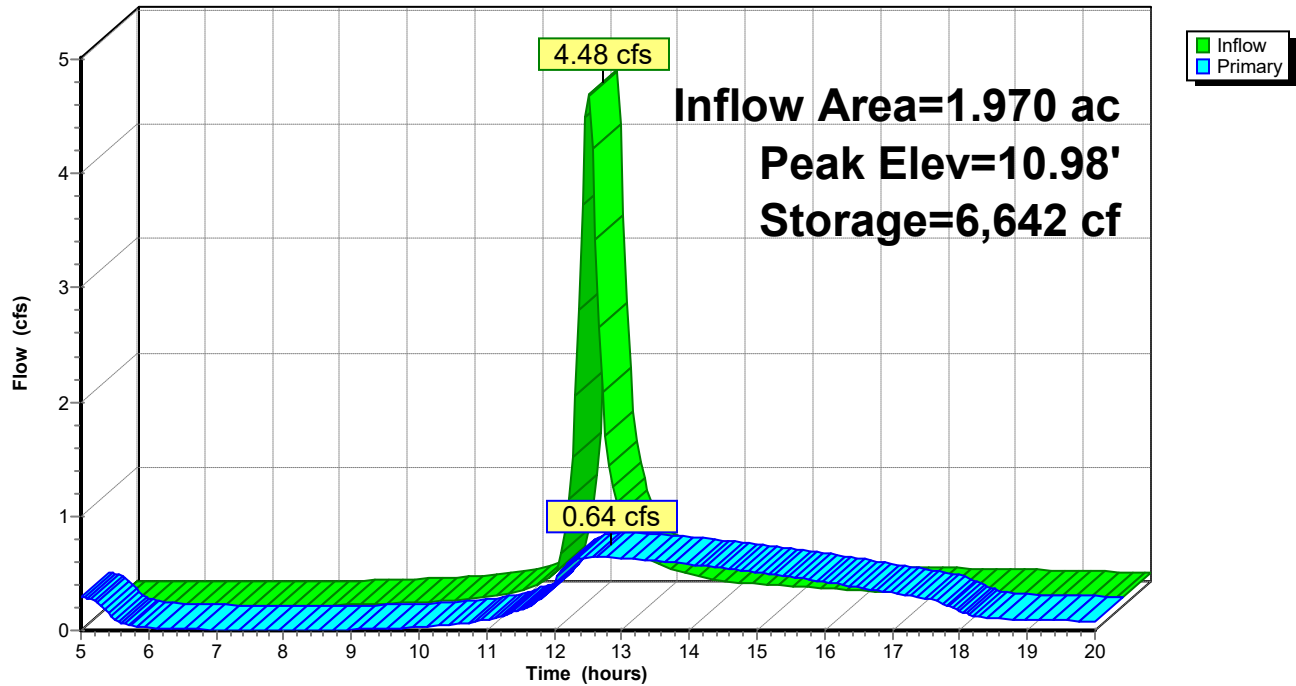
Device	Routing	Invert	Outlet Devices
#1	Primary	8.67'	15.0" Round Outfall Culvert L= 52.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 8.67' / 8.50' S= 0.0033 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 1.23 sf
#2	Device 1	11.00'	36.0" x 36.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Primary	12.00'	266.9' long Sharp-Crested Vee/Trap Weir Cv= 2.62 (C= 3.28)
#4	Device 1	6.25'	4.0" Round Underdrain L= 10.7' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 6.25' / 6.25' S= 0.0000 '/' Cc= 0.900 n= 0.009 PVC, smooth interior, Flow Area= 0.09 sf

Primary OutFlow Max=0.64 cfs @ 12.64 hrs HW=10.98' (Free Discharge)

1=Outfall Culvert (Passes 0.64 cfs of 4.46 cfs potential flow)
 2=Orifice/Grate (Controls 0.00 cfs)
 4=Underdrain (Inlet Controls 0.64 cfs @ 7.32 fps)
 3=Sharp-Crested Vee/Trap Weir (Controls 0.00 cfs)

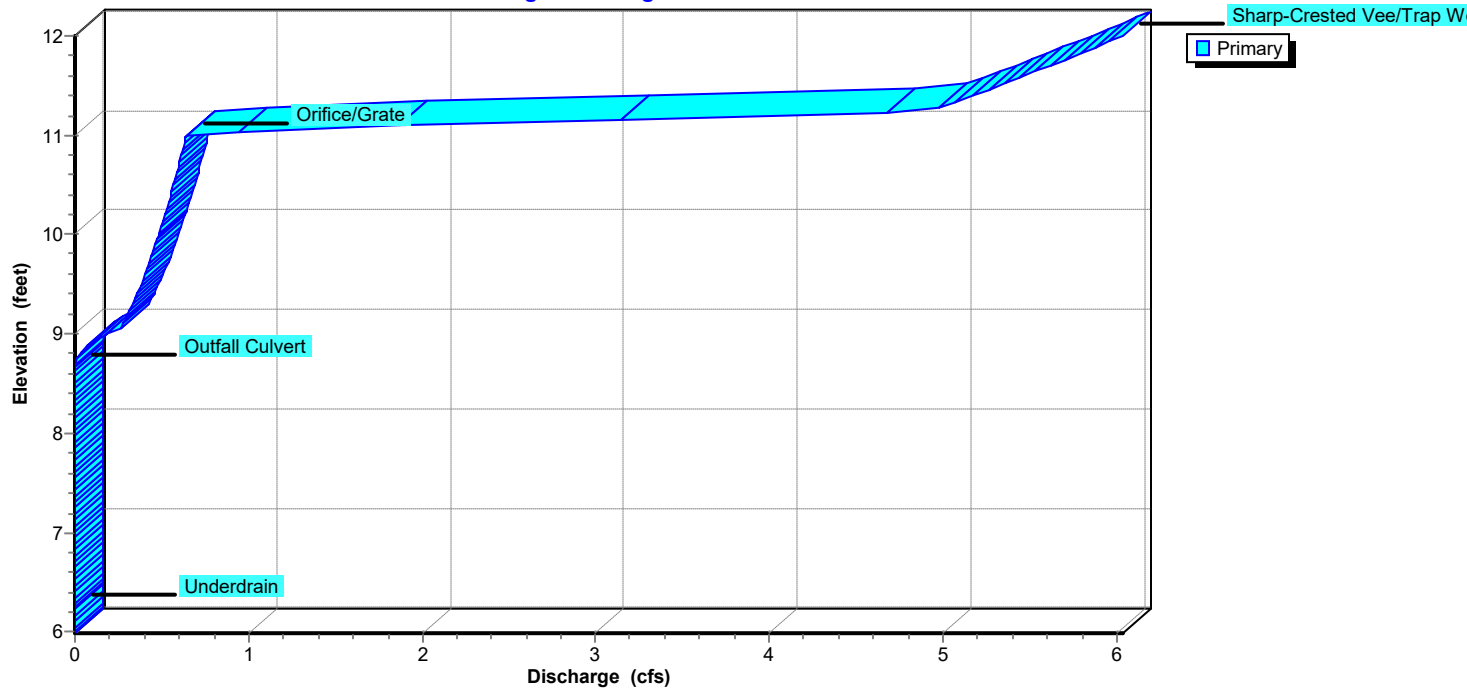
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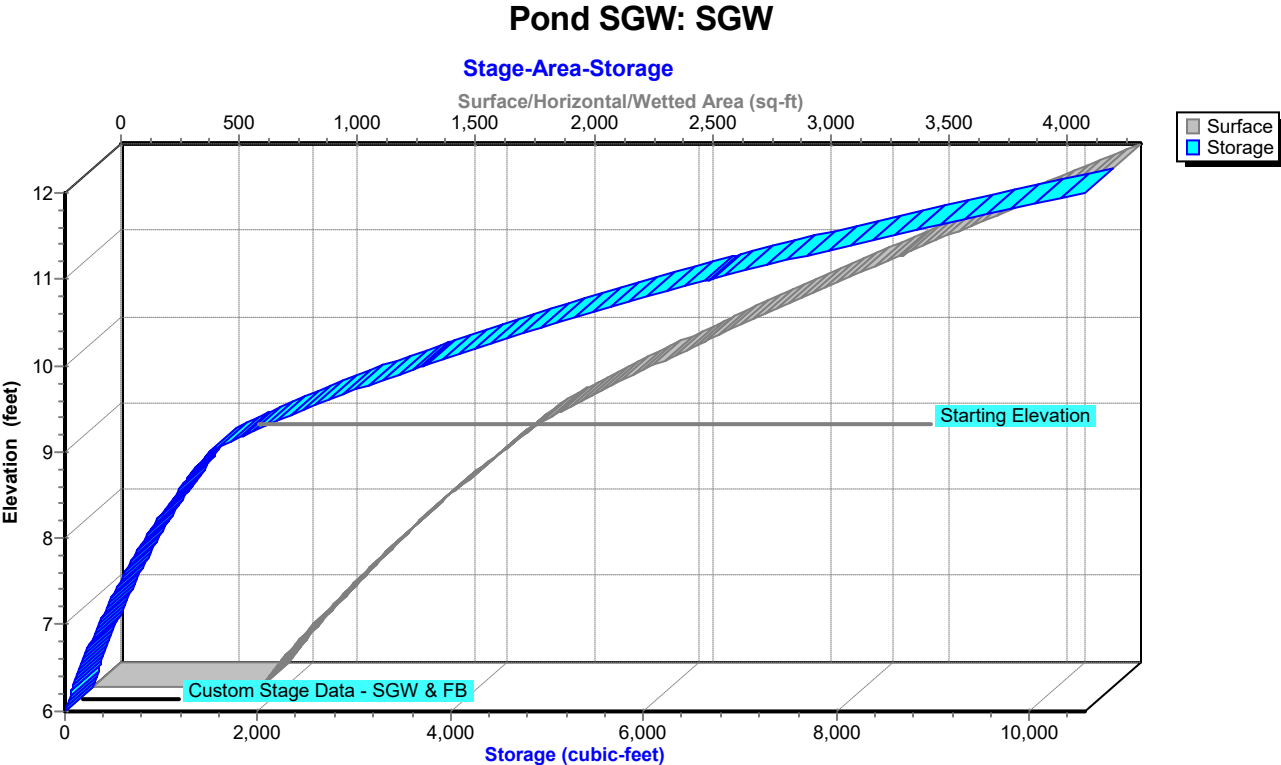
Hydrograph



Pond SGW: SGW

Stage-Discharge





260047-Phase2

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Type II 24-hr 2-YR Rainfall=3.40"

Printed 3/25/2026

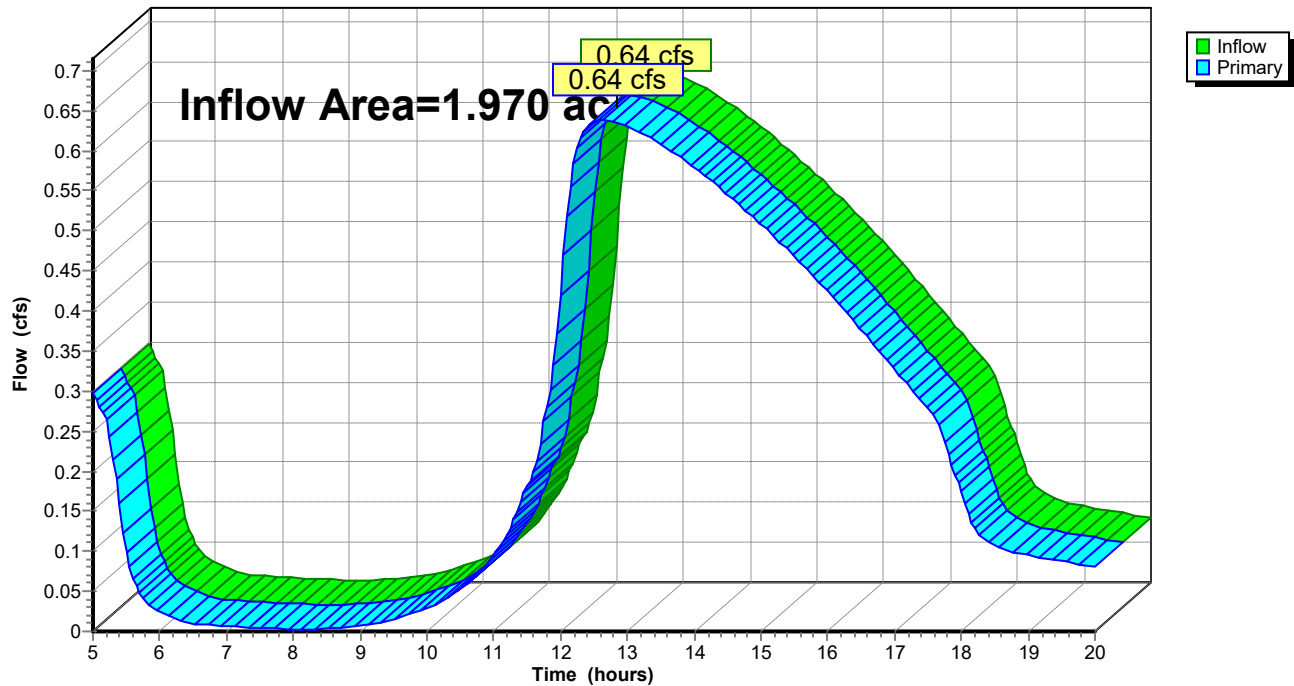
Summary for Link PR SP: PR SP

Inflow Area = 1.970 ac, 42.69% Impervious, Inflow Depth > 1.77" for 2-YR event
Inflow = 0.64 cfs @ 12.64 hrs, Volume= 0.290 af
Primary = 0.64 cfs @ 12.64 hrs, Volume= 0.290 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link PR SP: PR SP

Hydrograph



260047-Phase2*Type II 24-hr 10-YR Rainfall=5.30"*

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Printed 3/25/2026

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment PR DA-1: PR DA-1Runoff Area=85,826 sf 42.69% Impervious Runoff Depth>3.30"
Flow Length=125' Tc=16.5 min CN=84 Runoff=8.47 cfs 0.541 af**Pond SGW: SGW**Peak Elev=11.44' Storage=8,321 cf Inflow=8.47 cfs 0.541 af
Outflow=5.24 cfs 0.550 af**Link PR SP: PR SP**Inflow=5.24 cfs 0.550 af
Primary=5.24 cfs 0.550 af**Total Runoff Area = 1.970 ac Runoff Volume = 0.541 af Average Runoff Depth = 3.30"**
57.31% Pervious = 1.129 ac 42.69% Impervious = 0.841 ac

260047-Phase2

Prepared by Rauch Inc

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Type II 24-hr 10-YR Rainfall=5.30"

Printed 3/25/2026

Summary for Subcatchment PR DA-1: PR DA-1

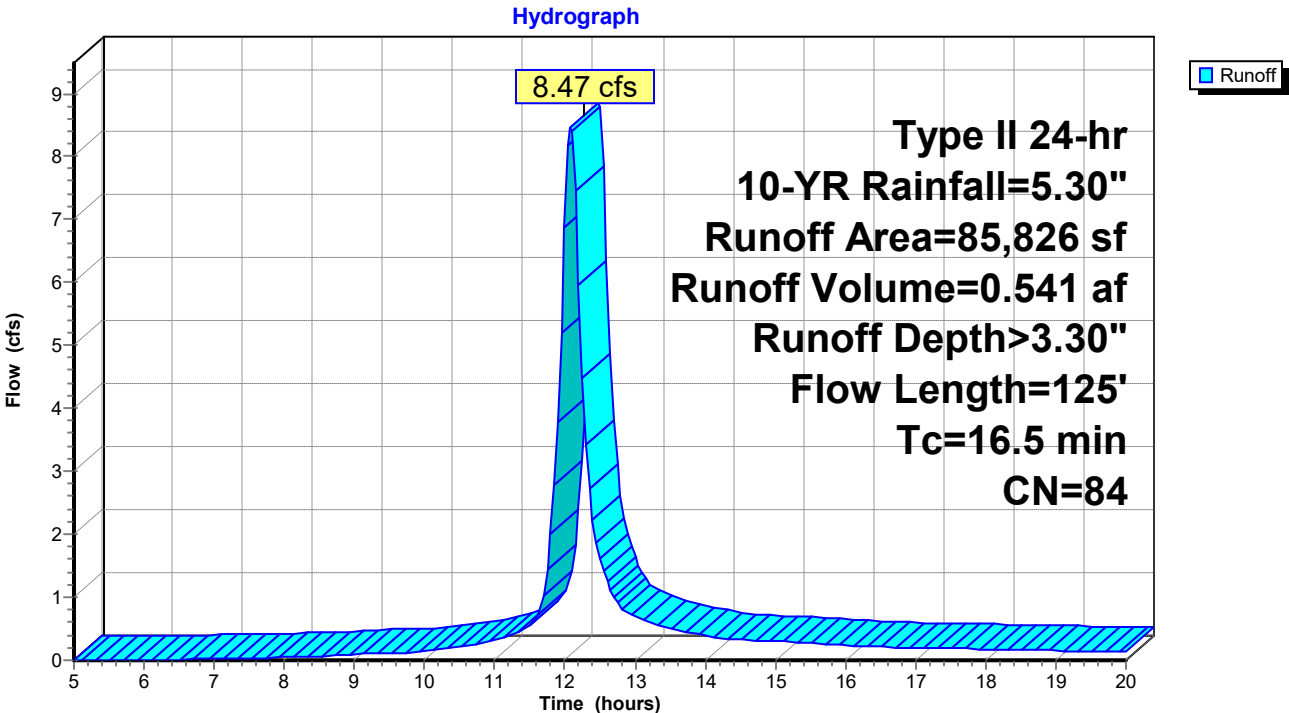
Runoff = 8.47 cfs @ 12.08 hrs, Volume= 0.541 af, Depth> 3.30"
Routed to Pond SGW : SGW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=5.30"

Area (sf)	CN	Description
14,681	98	Paved parking, HSG C
7,220	98	Roofs, HSG C
* 5,590	98	Concrete Sidewalk, HSG C
* 8,239	98	Concrete Patio/Landscaping, HSG C
912	98	Water Surface, HSG C
49,184	74	>75% Grass cover, Good, HSG C
85,826	84	Weighted Average
49,184		57.31% Pervious Area
36,642		42.69% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.2	100	0.0136	0.10		Sheet Flow, GRASSED SHEET FLOW
					Grass: Dense n= 0.240 P2= 3.40"
0.3	25	0.0079	1.43		Shallow Concentrated Flow, SCF GRASS
					Unpaved Kv= 16.1 fps
16.5	125	Total			

Subcatchment PR DA-1: PR DA-1



260047-Phase2

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Type II 24-hr 10-YR Rainfall=5.30"

Printed 3/25/2026

Summary for Pond SGW: SGW

Inflow Area = 1.970 ac, 42.69% Impervious, Inflow Depth > 3.30" for 10-YR event
 Inflow = 8.47 cfs @ 12.08 hrs, Volume= 0.541 af
 Outflow = 5.24 cfs @ 12.22 hrs, Volume= 0.550 af, Atten= 38%, Lag= 8.4 min
 Primary = 5.24 cfs @ 12.22 hrs, Volume= 0.550 af
 Routed to Link PR SP : PR SP

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Starting Elev= 9.17' Surf.Area= 1,974 sf Storage= 1,828 cf
 Peak Elev= 11.44' @ 12.22 hrs Surf.Area= 3,805 sf Storage= 8,321 cf (6,493 cf above start)

Plug-Flow detention time= 100.7 min calculated for 0.506 af (94% of inflow)
 Center-of-Mass det. time= 51.2 min (827.6 - 776.4)

Volume	Invert	Avail.Storage	Storage Description
#1	5.99'	10,573 cf	Custom Stage Data - SGW & FB (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
5.99	709	97.7	0.0	0	0	709
6.00	709	97.7	40.0	3	3	710
8.99	1,858	223.0	40.0	1,481	1,484	3,943
9.00	1,858	223.0	100.0	19	1,502	3,946
9.99	2,584	260.7	100.0	2,189	3,691	5,416
10.00	2,584	260.7	100.0	26	3,717	5,419
10.99	3,422	298.4	100.0	2,963	6,680	7,119
11.00	3,422	298.4	100.0	34	6,715	7,122
12.00	4,312	266.9	100.0	3,858	10,573	8,567

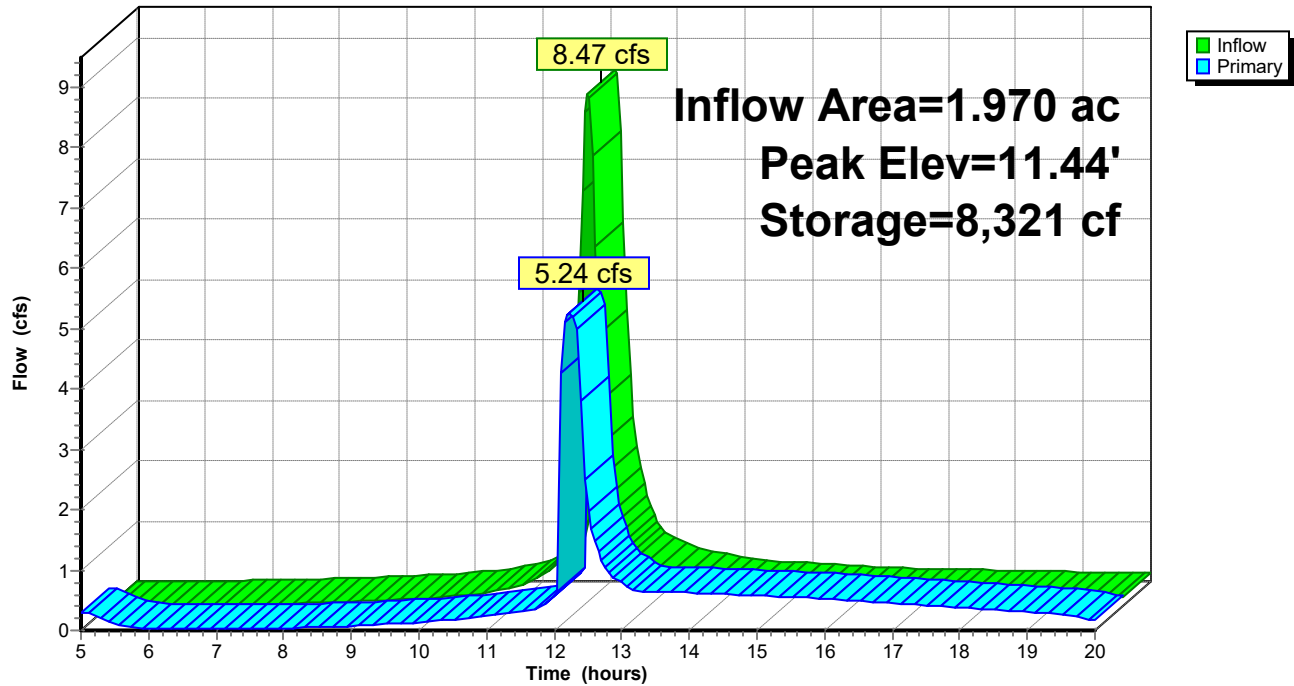
Device	Routing	Invert	Outlet Devices
#1	Primary	8.67'	15.0" Round Outfall Culvert L= 52.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 8.67' / 8.50' S= 0.0033 ' S= 0.0033 ' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 1.23 sf
#2	Device 1	11.00'	36.0" x 36.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Primary	12.00'	266.9' long Sharp-Crested Vee/Trap Weir Cv= 2.62 (C= 3.28)
#4	Device 1	6.25'	4.0" Round Underdrain L= 10.7' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 6.25' / 6.25' S= 0.0000 ' S= 0.0000 ' Cc= 0.900 n= 0.009 PVC, smooth interior, Flow Area= 0.09 sf

Primary OutFlow Max=5.23 cfs @ 12.22 hrs HW=11.44' (Free Discharge)

1=Outfall Culvert (Barrel Controls 5.23 cfs @ 4.26 fps)
 2=Orifice/Grate (Passes < 11.28 cfs potential flow)
 4=Underdrain (Passes < 0.70 cfs potential flow)
 3=Sharp-Crested Vee/Trap Weir (Controls 0.00 cfs)

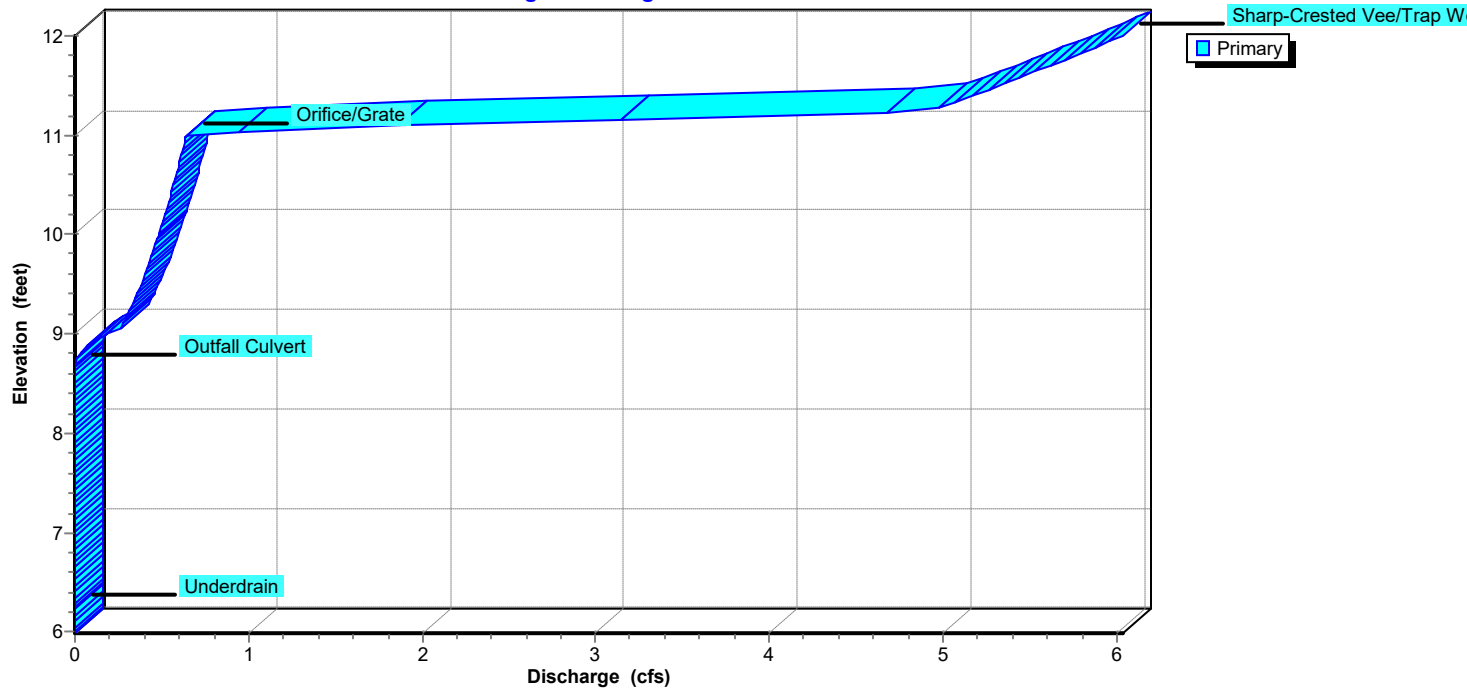
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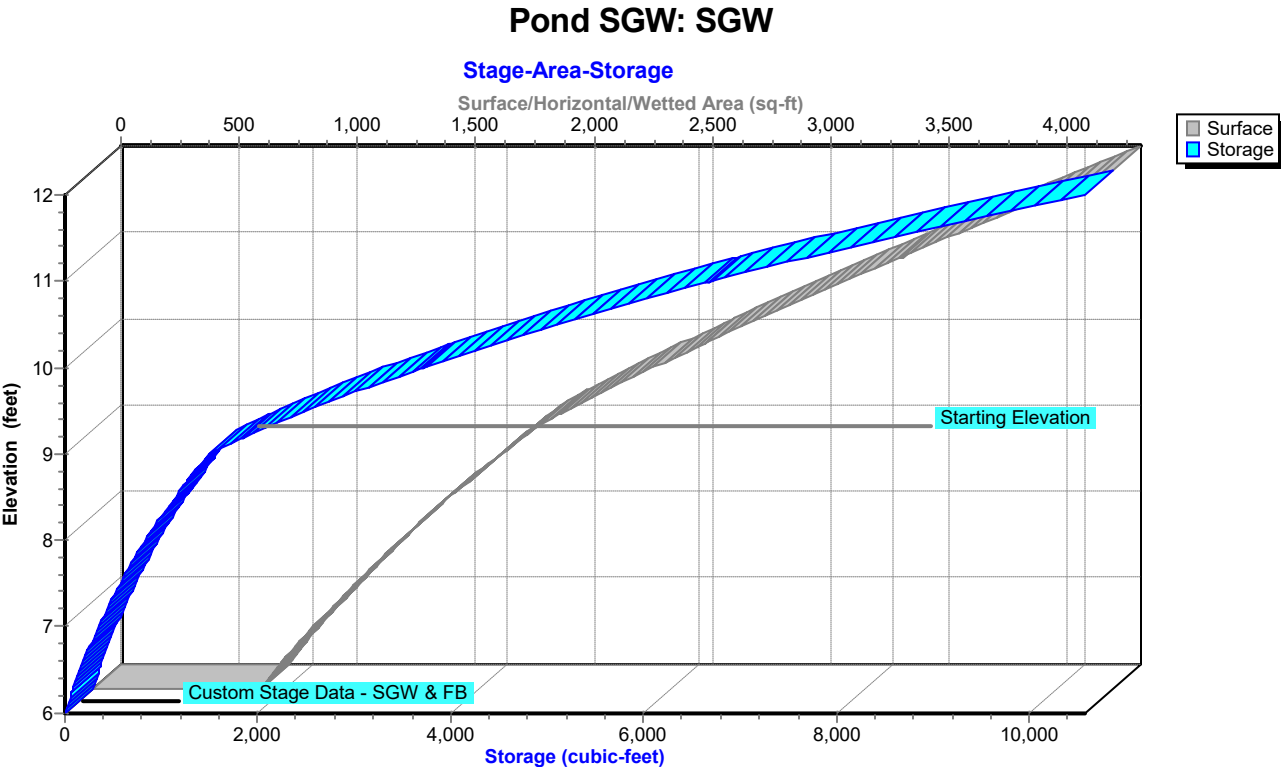
Hydrograph



Pond SGW: SGW

Stage-Discharge





260047-Phase2

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Type II 24-hr 10-YR Rainfall=5.30"

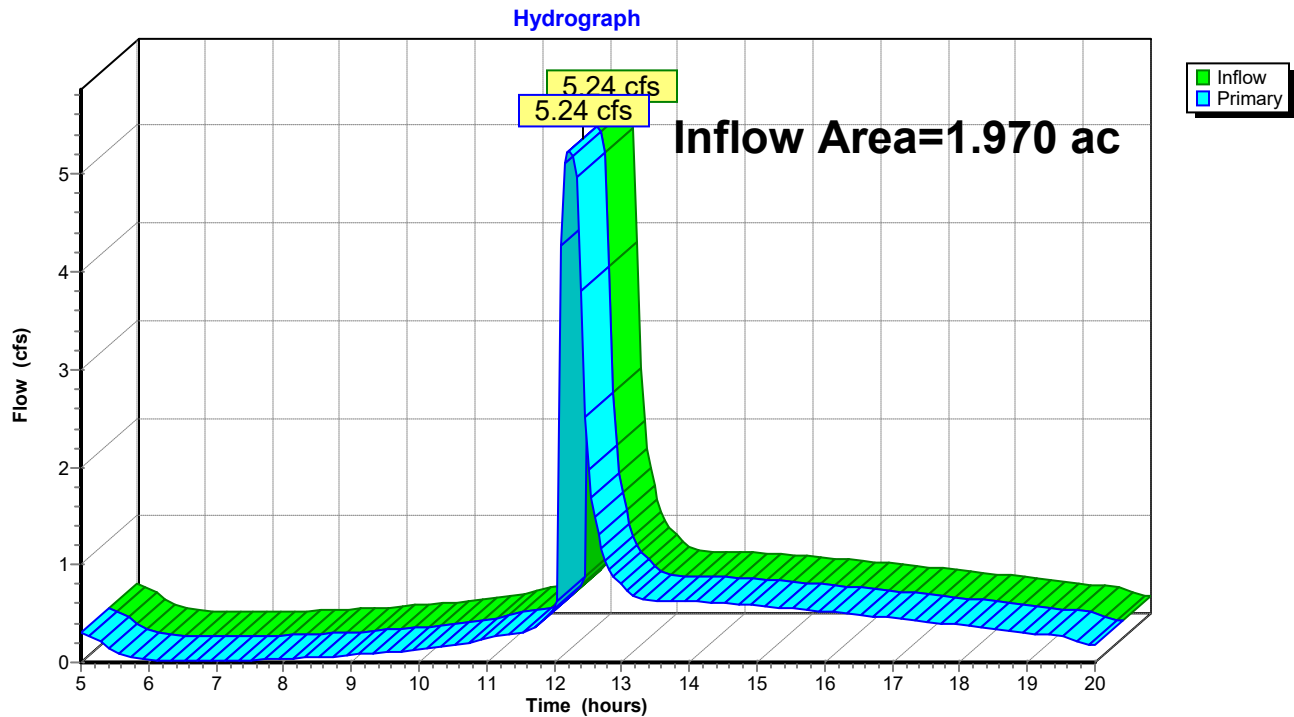
Printed 3/25/2026

Summary for Link PR SP: PR SP

Inflow Area = 1.970 ac, 42.69% Impervious, Inflow Depth > 3.35" for 10-YR event
Inflow = 5.24 cfs @ 12.22 hrs, Volume= 0.550 af
Primary = 5.24 cfs @ 12.22 hrs, Volume= 0.550 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link PR SP: PR SP



260047-Phase2*Type II 24-hr 100-YR Rainfall=7.60"*

Prepared by Rauch Inc

Printed 3/25/2026

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment PR DA-1: PR DA-1Runoff Area=85,826 sf 42.69% Impervious Runoff Depth>5.34"
Flow Length=125' Tc=16.5 min CN=84 Runoff=13.38 cfs 0.877 af**Pond SGW: SGW**Peak Elev=12.06' Storage=10,573 cf Inflow=13.38 cfs 0.877 af
Outflow=18.88 cfs 0.865 af**Link PR SP: PR SP**Inflow=18.88 cfs 0.865 af
Primary=18.88 cfs 0.865 af**Total Runoff Area = 1.970 ac Runoff Volume = 0.877 af Average Runoff Depth = 5.34"**
57.31% Pervious = 1.129 ac 42.69% Impervious = 0.841 ac

260047-Phase2

Prepared by Rauch Inc

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Type II 24-hr 100-YR Rainfall=7.60"

Printed 3/25/2026

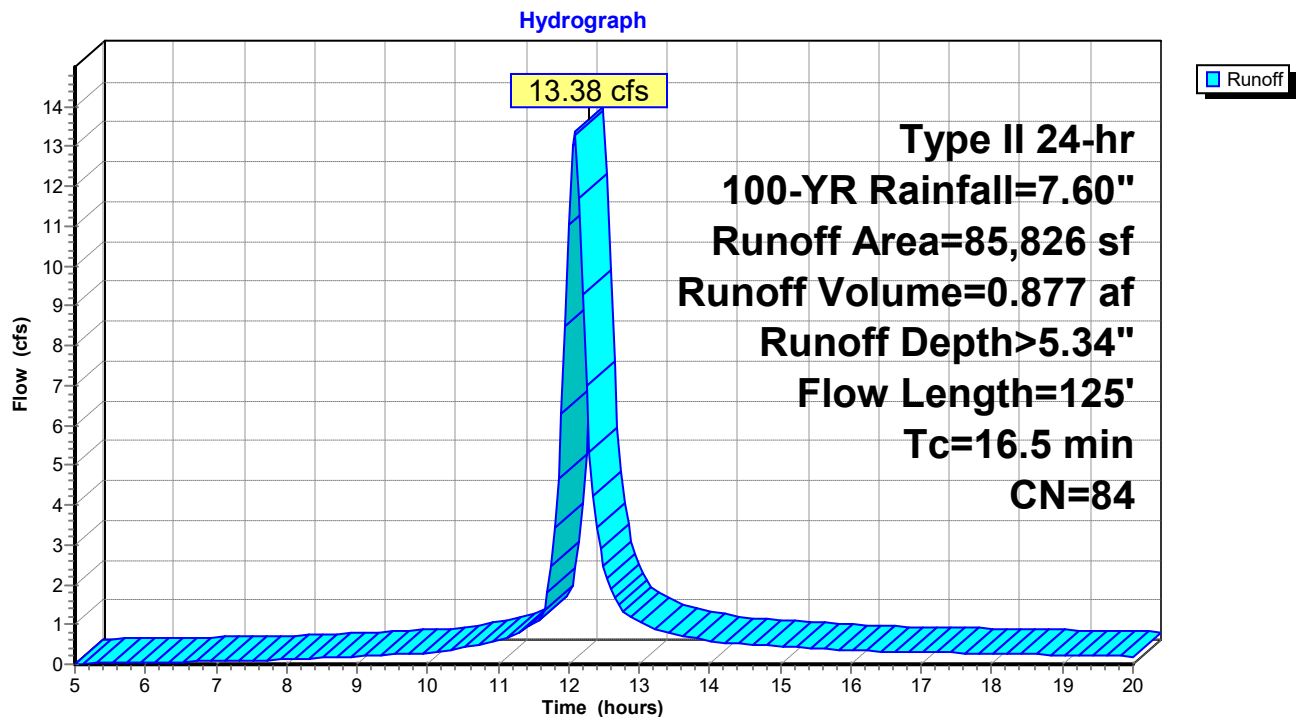
Summary for Subcatchment PR DA-1: PR DA-1

Runoff = 13.38 cfs @ 12.08 hrs, Volume= 0.877 af, Depth> 5.34"
 Routed to Pond SGW : SGW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type II 24-hr 100-YR Rainfall=7.60"

Area (sf)	CN	Description
14,681	98	Paved parking, HSG C
7,220	98	Roofs, HSG C
* 5,590	98	Concrete Sidewalk, HSG C
* 8,239	98	Concrete Patio/Landscaping, HSG C
912	98	Water Surface, HSG C
49,184	74	>75% Grass cover, Good, HSG C
85,826	84	Weighted Average
49,184		57.31% Pervious Area
36,642		42.69% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.2	100	0.0136	0.10		Sheet Flow, GRASSED SHEET FLOW
					Grass: Dense n= 0.240 P2= 3.40"
0.3	25	0.0079	1.43		Shallow Concentrated Flow, SCF GRASS
					Unpaved Kv= 16.1 fps
16.5	125	Total			

Subcatchment PR DA-1: PR DA-1

260047-Phase2

Prepared by Rauch Inc

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Type II 24-hr 100-YR Rainfall=7.60"

Printed 3/25/2026

Summary for Pond SGW: SGW

Inflow Area = 1.970 ac, 42.69% Impervious, Inflow Depth > 5.34" for 100-YR event
 Inflow = 13.38 cfs @ 12.08 hrs, Volume= 0.877 af
 Outflow = 18.88 cfs @ 12.15 hrs, Volume= 0.865 af, Atten= 0%, Lag= 4.1 min
 Primary = 18.88 cfs @ 12.15 hrs, Volume= 0.865 af
 Routed to Link PR SP : PR SP

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Starting Elev= 9.17' Surf.Area= 1,974 sf Storage= 1,828 cf
 Peak Elev= 12.06' @ 12.14 hrs Surf.Area= 4,312 sf Storage= 10,573 cf (8,745 cf above start)

Plug-Flow detention time= 80.6 min calculated for 0.823 af (94% of inflow)
 Center-of-Mass det. time= 38.7 min (804.0 - 765.3)

Volume	Invert	Avail.Storage	Storage Description
#1	5.99'	10,573 cf	Custom Stage Data - SGW & FB (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
5.99	709	97.7	0.0	0	0	709
6.00	709	97.7	40.0	3	3	710
8.99	1,858	223.0	40.0	1,481	1,484	3,943
9.00	1,858	223.0	100.0	19	1,502	3,946
9.99	2,584	260.7	100.0	2,189	3,691	5,416
10.00	2,584	260.7	100.0	26	3,717	5,419
10.99	3,422	298.4	100.0	2,963	6,680	7,119
11.00	3,422	298.4	100.0	34	6,715	7,122
12.00	4,312	266.9	100.0	3,858	10,573	8,567

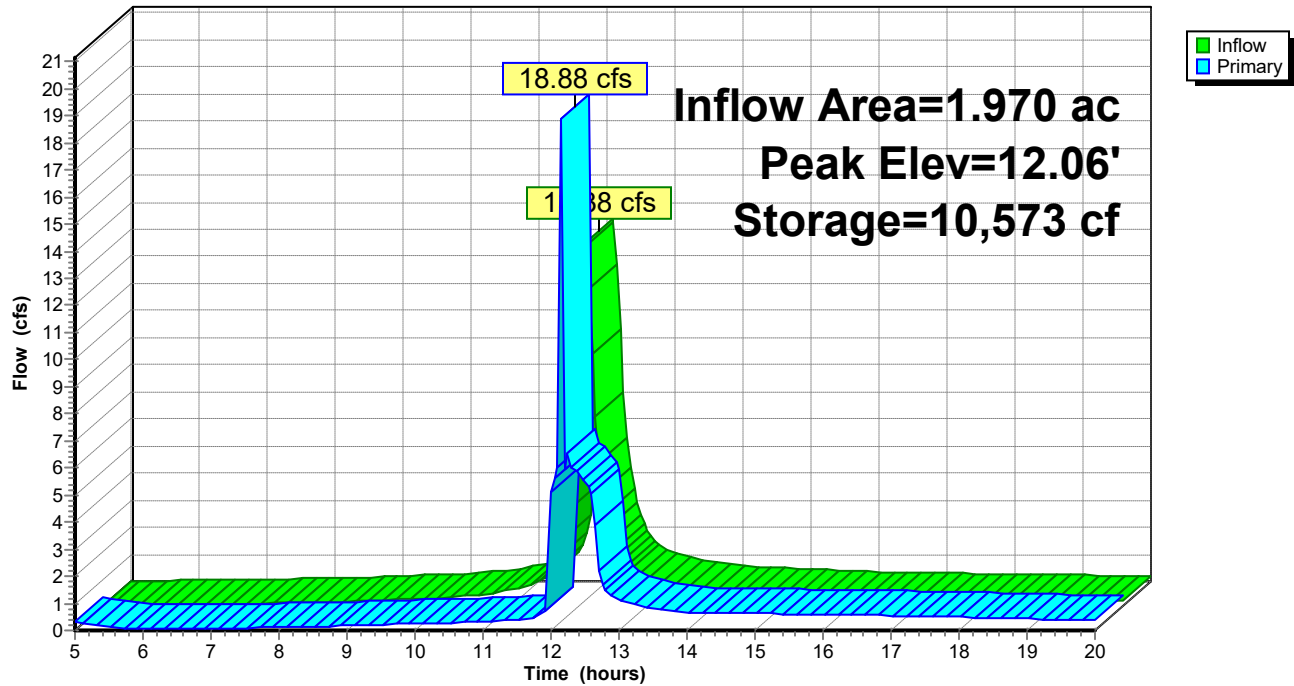
Device	Routing	Invert	Outlet Devices
#1	Primary	8.67'	15.0" Round Outfall Culvert L= 52.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 8.67' / 8.50' S= 0.0033 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 1.23 sf
#2	Device 1	11.00'	36.0" x 36.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Primary	12.00'	266.9' long Sharp-Crested Vee/Trap Weir Cv= 2.62 (C= 3.28)
#4	Device 1	6.25'	4.0" Round Underdrain L= 10.7' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 6.25' / 6.25' S= 0.0000 '/' Cc= 0.900 n= 0.009 PVC, smooth interior, Flow Area= 0.09 sf

Primary OutFlow Max=18.78 cfs @ 12.15 hrs HW=12.06' (Free Discharge)

1=Outfall Culvert (Barrel Controls 6.12 cfs @ 4.99 fps)
 2=Orifice/Grate (Passes < 42.79 cfs potential flow)
 4=Underdrain (Passes < 0.77 cfs potential flow)
 3=Sharp-Crested Vee/Trap Weir (Weir Controls 12.66 cfs @ 0.80 fps)

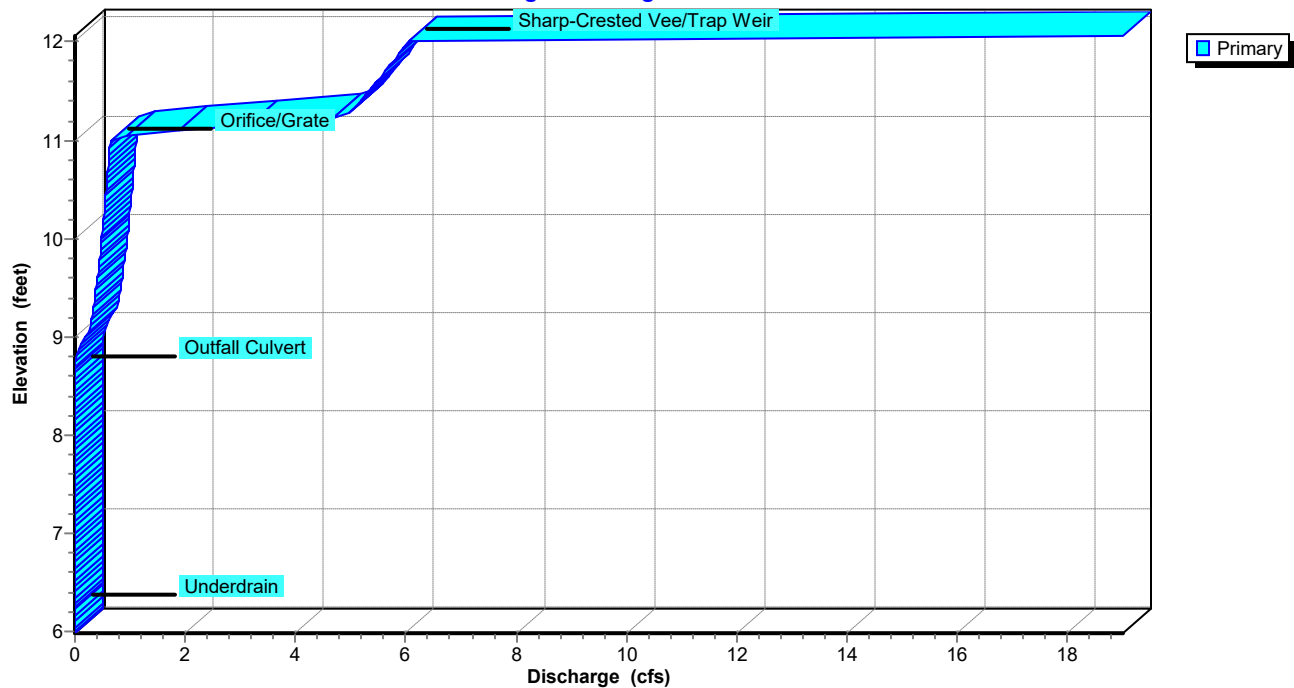
Pond SGW: SGW

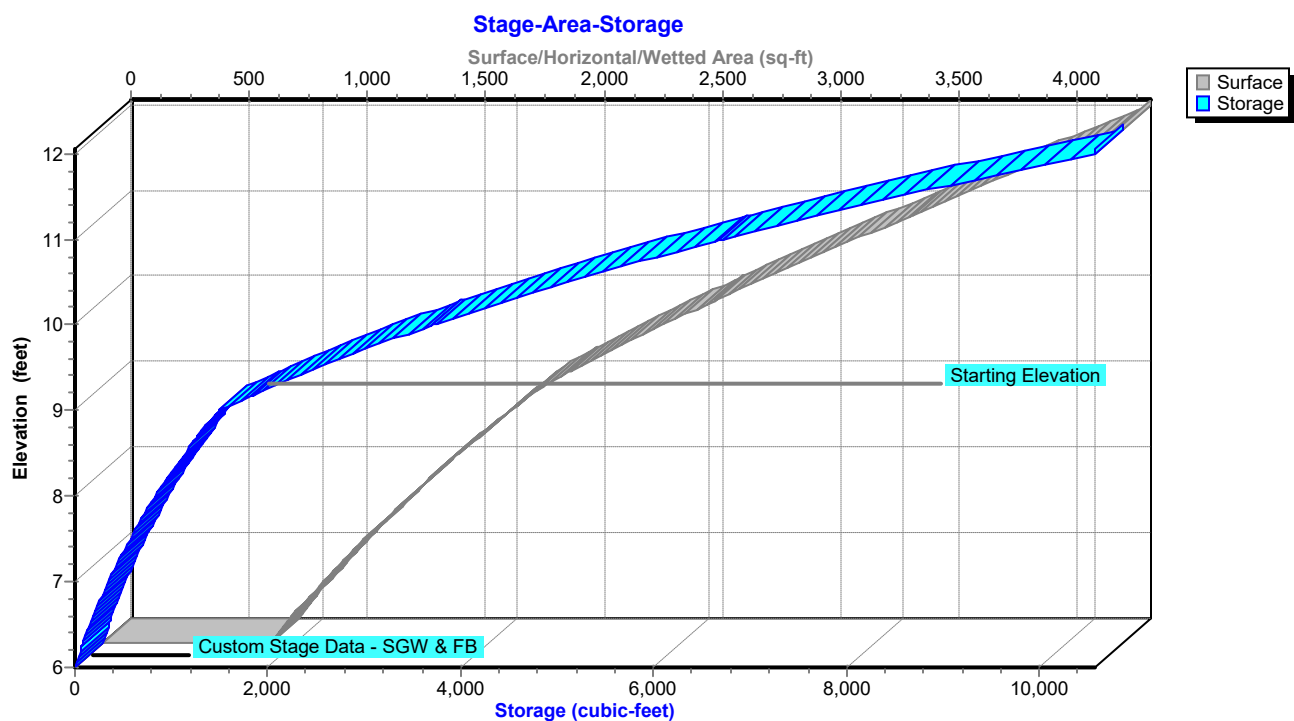
Hydrograph



Pond SGW: SGW

Stage-Discharge



Pond SGW: SGW

260047-Phase2

Prepared by Rauch Inc

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Type II 24-hr 100-YR Rainfall=7.60"

Printed 3/25/2026

Summary for Link PR SP: PR SP

Inflow Area = 1.970 ac, 42.69% Impervious, Inflow Depth > 5.27" for 100-YR event

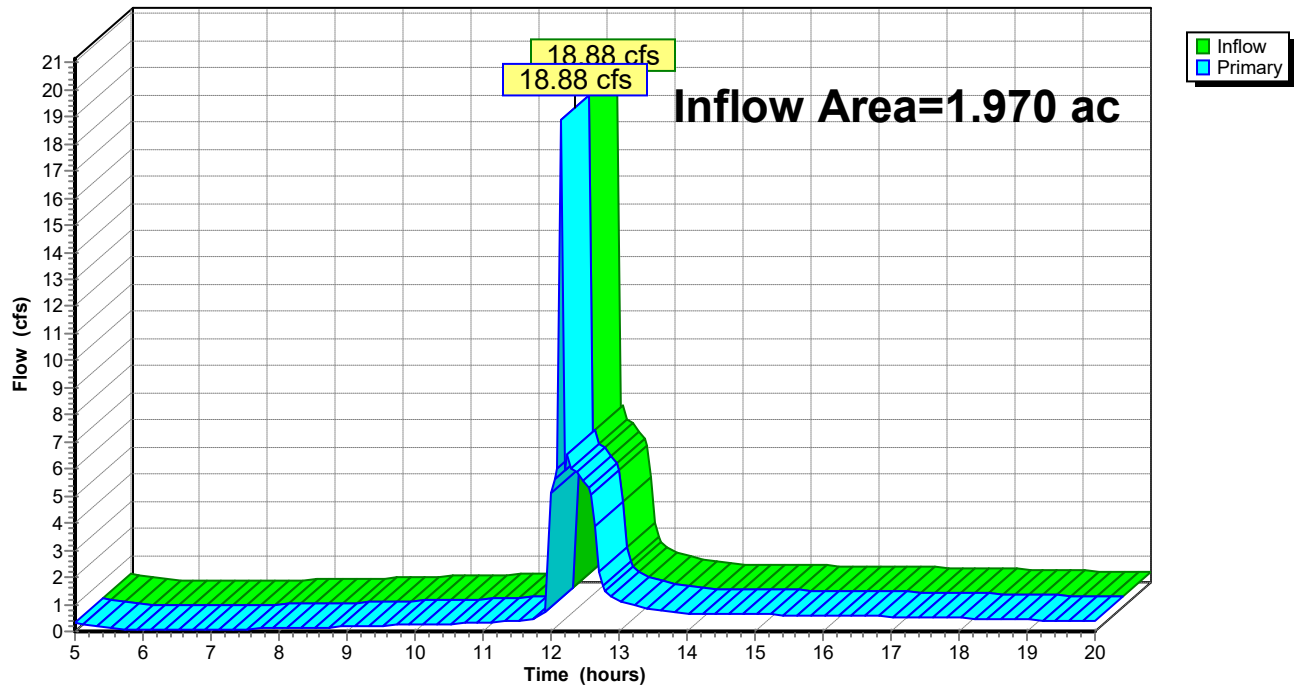
Inflow = 18.88 cfs @ 12.15 hrs, Volume= 0.865 af

Primary = 18.88 cfs @ 12.15 hrs, Volume= 0.865 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

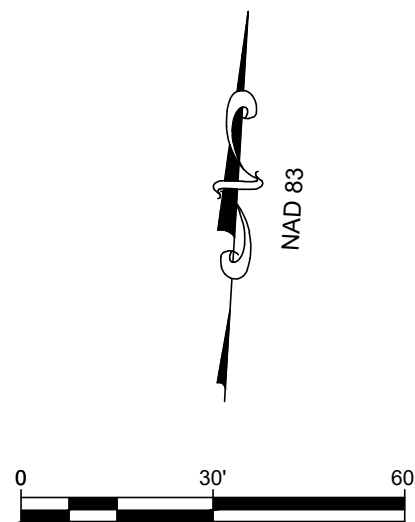
Link PR SP: PR SP

Hydrograph



Stormwater Drainage Area Maps

Z:\PROJECTS\306007 - BAAM - MOTON PARK EASTON, MD\CVL\CA\PRODUCTION\06042C101-SET-SKETCH-PLAN.DWG



EXISTING SITE FEATURES

- 1 PROPERTY LINE
- 2 ADJACENT PROPERTY LINE
- 3 EXISTING BUILDING
- 4 PAVED ROAD
- 5 BENCHMARK - EXISTING SEWER CLEANOUT
- 6 PAVED PARKING LOT
- 7 CONCRETE SIDEWALK
- 8 EXISTING SETBACKS
- 9 EXISTING FIRE HYDRANT TO REMAIN
- 10 APPROXIMATE LOCATION OF EXISTING TREES/ TREELINE TO REMAIN

LEGEND

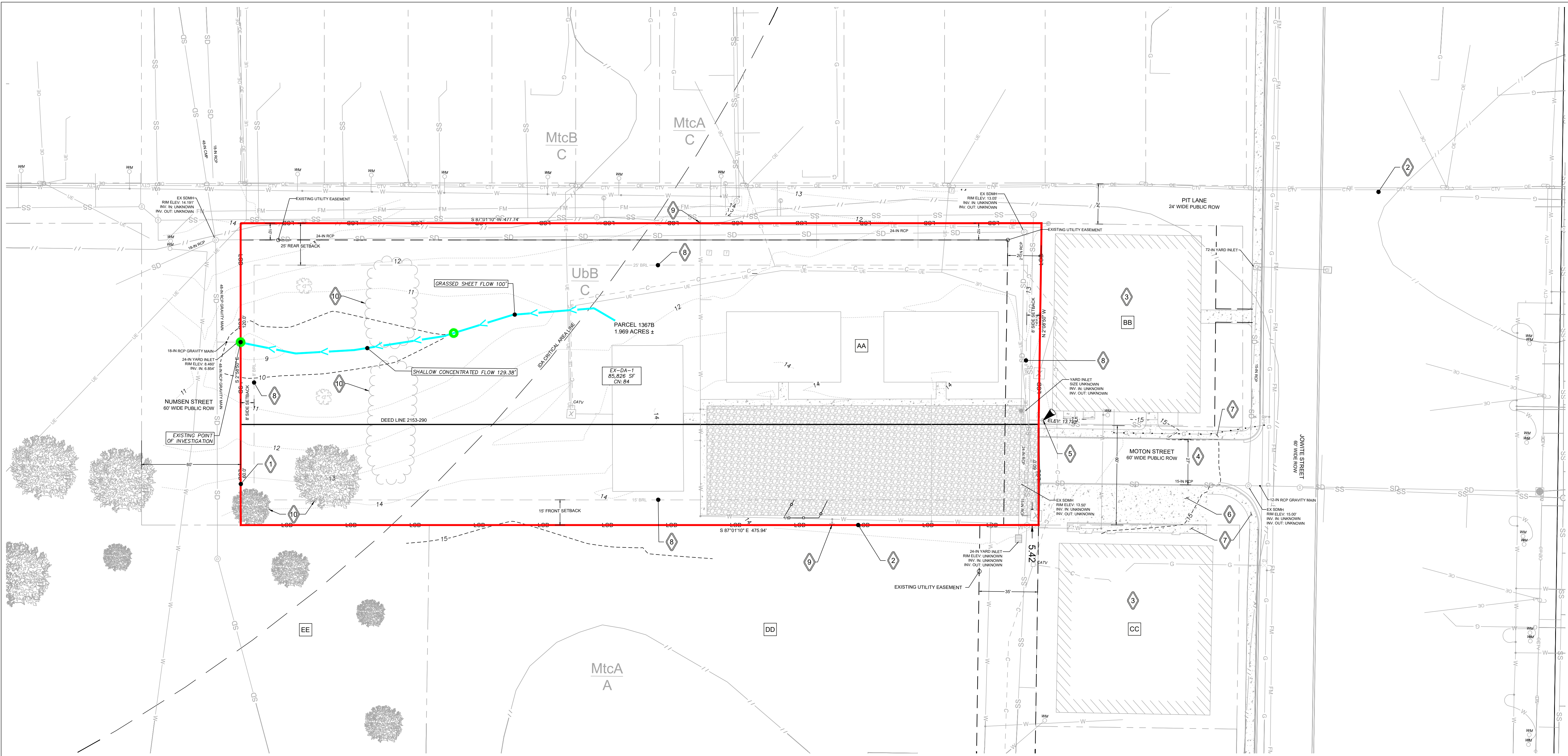
- FLOWPATH
- DRAINAGE AREA
- SOILS BOUNDARY

SITE SOIL DATA

Map Unit Symbol	Name	Hydrologic Soil Group	K-Factor	Hydric?
UbB	Udorthents, borrow area, 0 to 5 percent slopes	C	0.37	Yes
MtcB	Mattapex silt loam, 2 to 5 percent slopes	C	0.49	Yes

PROPERTY DATA

- AA BUILDING AFRICAN AMERICAN MINDS INC.
M/G/P: 0104/00EA/1376B- B/P: 03153/00290
ZONE R7A
- BB BUILDING AFRICAN AMERICAN MINDS INC.
M/G/P: 0104/00EA/1365- B/P: 02551/00184
ZONE R7A
- CC BUILDING AFRICAN AMERICAN MINDS INC.
M/G/P: 0104/00EA/1366- B/P: 02371/00018
ZONE R7A
- DD EASTON PARKWAY LIMITED PARTNERSHIP
M/G/P: 0104/00EA/1367A - B/P: 00573/00363
ZONE MXW
- EE TOWN OF EASTON
M/G/P: 0104/00EA/0000 - B/P: 00548/00380
ZONE R7A

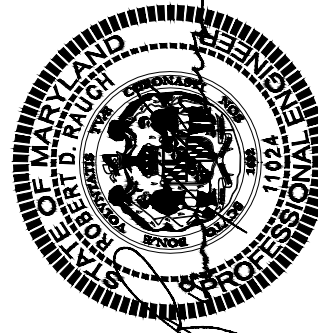


STORMWATER EXISTING - QA MAP

BUILDING AFRICAN AMERICAN MINDS INC.
BAAM - CAMPUS ANNEX
TAX MAP 0104, GRID 00EA, PARCEL 1367B
ELECTION DISTRICT 01, TALEBOT COUNTY, MARYLAND

RAUCH
Engineering | Survey | Architecture | Environmental

Main Office: 106 N Harrison St - Easton, MD 21601
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Phone: 410 770 9881 | Fax: 410 770 3987



Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 11024
Expiration Date: July 24, 2026

REVISIONS

REV. #	DATE	DESCRIPTION
1		



DATE: 05/06/2026
SCALE: 1" = 30'
DRAWN BY: VJK
DESIGNED BY: VJK
APPROVED BY: BBF

SHEET NO.:
C-201.02

STORMWATER MANAGEMENT FEATURES

- 1 FOREBAY #1
- 2 SUBMERGED GRAVEL WETLAND #1
- 3 SGW OUTFALL STRUCTURE
- 4 15-IN HDPE SGW OUTFALL CULVERT
- 5 15-IN HDPE SGW CONVEYANCE CULVERT
- 6 DOWNSPOUT LOCATIONS
- 7 COLLECTION UNDERDRAIN
- 8 STONE WEIR
- 9 CLASS 1 RIP-RAP PROTECTION PER DETAIL

BMP SUMMARY CHART									
BMP ID	TYPE OF ESD PRACTICE STRUCTURE NAME	MARYLAND GRID COORDINATE (NAD 83)		BMP DRAINAGE AREA (SF)	IMPERVIOUS AREA (SF)	TARGET PE (IN)	ACTUAL PE (IN)	TARGET ESDV (CF)	ACTUAL ESDV (CF)
		METERS							
		NORTHING	EASTING						
SGW-1	SUBMERGED GRAVEL WETLAND	404030.3830'	1573076.2565'	85826	23489	1.8	1.93	5467	5848
TOTAL				85826	23489			5467	5848

[illegible]

SITE SOIL DATA				
Map Unit Symbol	Name	Hydrologic Soil Group	K-Factor	Hydric?
UbB	Udorthents, borrow area, 0 to 5 percent slopes	C	0.37	Yes
MtcB	Mattapex silt loam, 2 to 5 percent slopes	C	0.49	Yes

PROPERTY DATA

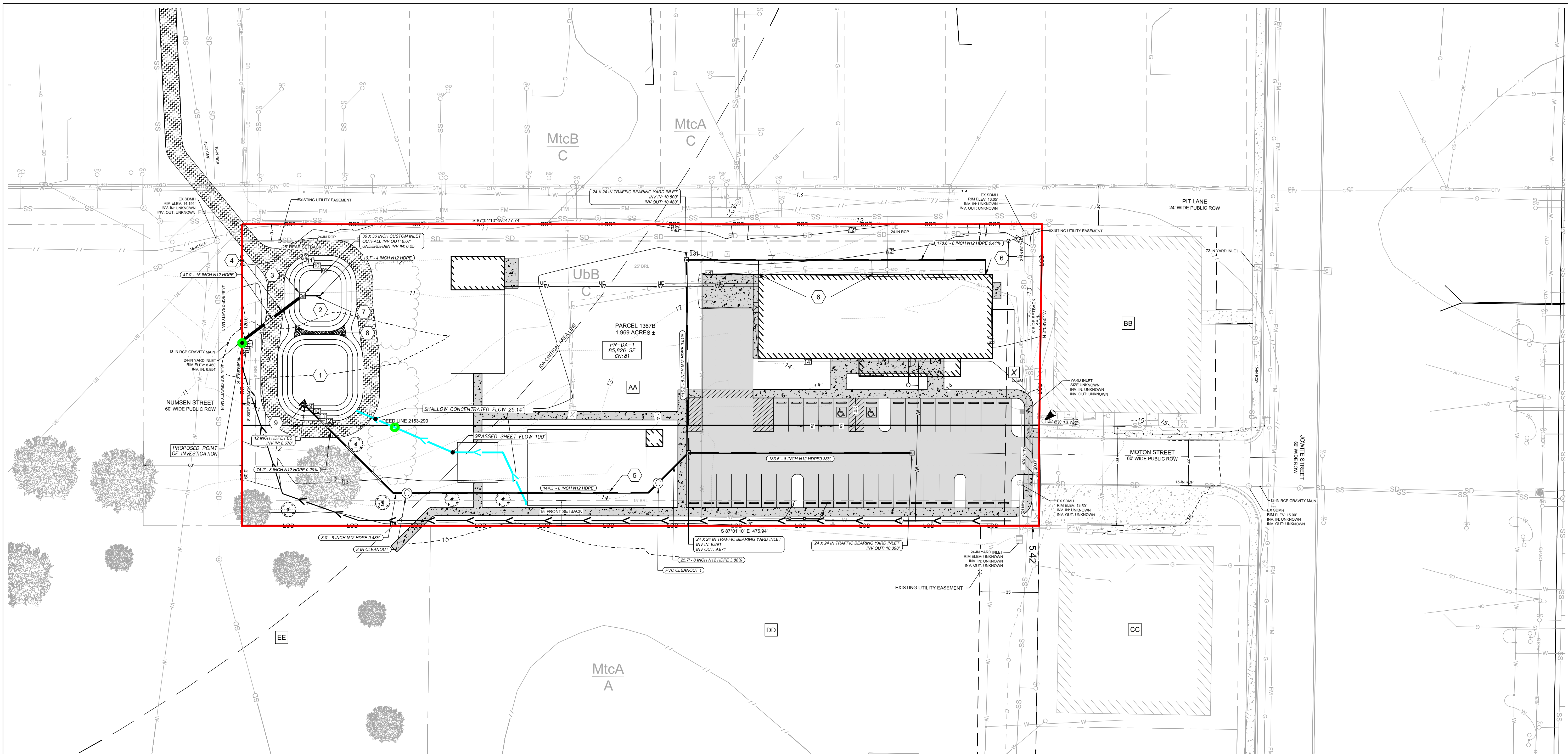
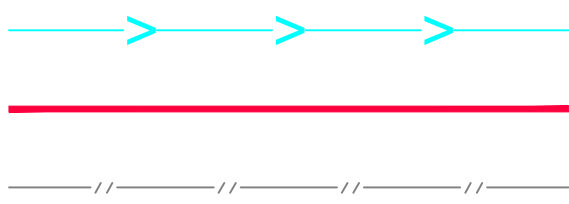
AA	BUILDING AFRICAN AMERICAN MINDS INC. M/G/P: 0104/00EA/1376B- B/P: 03153/00290 ZONE R7A
BB	BUILDING AFRICAN AMERICAN MINDS INC. M/G/P: 0104/00EA/1365- B/P: 02551/00184 ZONE R7A
CC	BUILDING AFRICAN AMERICAN MINDS INC. M/G/P: 0104/00EA/1366- B/P: 02371/00018 ZONE R7A
DD	EASTON PARKWAY LIMITED PARTNERSHIP M/G/P: 0104/00EA/1367A - B/P: 00573/00363 ZONE MXW
EE	TOWN OF EASTON M/G/P: 0104/00EA/0000 - B/P: 00548/00380 ZONE R7A

LEGEND

FLOWPATH

DRAINAGE AREA

SOILS BOUNDARY



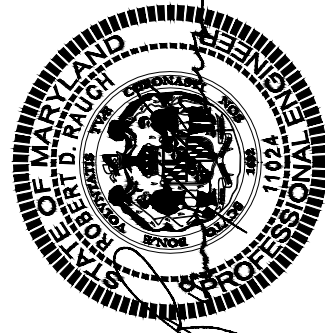
STORMWATER PROPOSED - QA MAP

BUILDING AFRICAN AMERICAN MINDS INC.

BAAM - CAMPUS ANNEX

TAX MAP 0104 , GRID 00EA , PARCEL 1367B
ELECTION DISTRICT 01. TALBOT COUNTY, MARYLAND

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Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 11024
Expiration Date: July 24, 2026

License No. 11024

License No. 11024
Expiration Date: July 24, 2026

REVISIONS

[illegible]

SHEET NO.:
C-201.03

Soils Report



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Talbot County, Maryland**



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

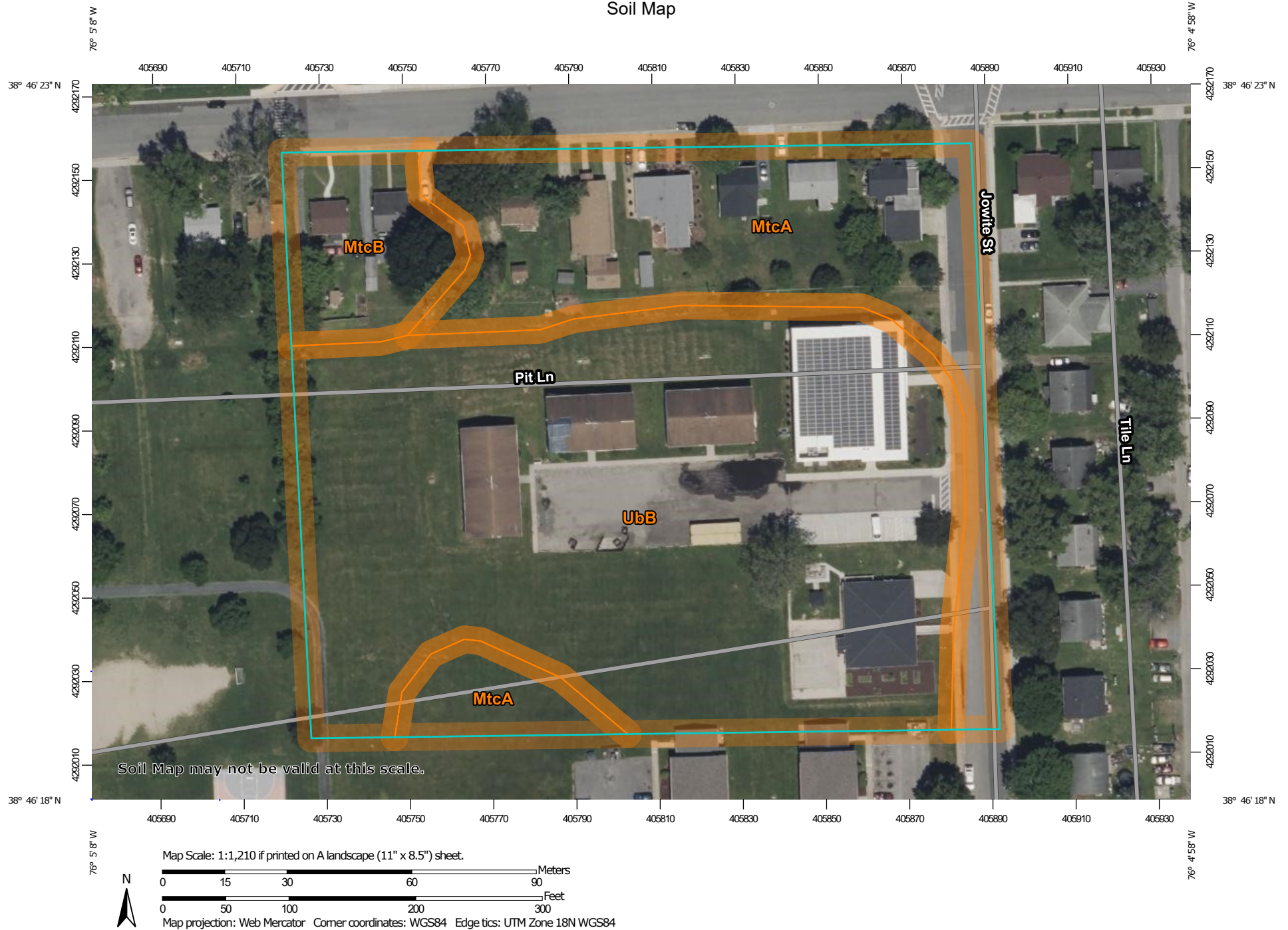
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Talbot County, Maryland
Survey Area Data: Version 22, Sep 9, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 30, 2022—Jul 4, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
MtcA	Mattapex silt loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	1.7	29.6%
MtcB	Mattapex silt loam, 2 to 5 percent slopes, Mid-Atlantic Coastal Plain	0.4	7.2%
UbB	Udorthents, borrow area, 0 to 5 percent slopes	3.6	63.1%
Totals for Area of Interest		5.8	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate

pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Talbot County, Maryland

MtcA—Mattapex silt loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain

Map Unit Setting

National map unit symbol: 2thwt
Landscape: Lowlands, coastal plains
Elevation: 0 to 90 feet
Mean annual precipitation: 42 to 46 inches
Mean annual air temperature: 55 to 59 degrees F
Frost-free period: 190 to 260 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Mattapex and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mattapex

Setting

Landscape: Lowlands, coastal plains
Landform: Swales, Flats, Depressions
Landform position (three-dimensional): Dip, talf
Down-slope shape: Concave, linear
Across-slope shape: Linear, concave
Parent material: Silty eolian deposits over fluviomarine sediments

Typical profile

Ap - 0 to 11 inches: silt loam
BE - 11 to 15 inches: silt loam
Bt - 15 to 36 inches: silt loam
2C1 - 36 to 60 inches: fine sandy loam
2C2 - 60 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: About 20 to 40 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): 2w
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C
Ecological site: F153CY020MD - Moist Loess Upland
Hydric soil rating: No

Minor Components

Nassawango

Percent of map unit: 10 percent
Landscape: Coastal plains
Landform: Flats, Bay terraces
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F153CY030MD - Well Drained Loess Upland
Hydric soil rating: No

Othello, drained

Percent of map unit: 5 percent
Landscape: Coastal plains
Landform: Flats, Depressions, Swales
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp
Hydric soil rating: Yes

Crosiadore

Percent of map unit: 5 percent
Landscape: Coastal plains
Landform: Shallow depressions, Flats
Landform position (three-dimensional): Dip
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: F153CY020MD - Moist Loess Upland
Hydric soil rating: No

MtcB—Mattapex silt loam, 2 to 5 percent slopes, Mid-Atlantic Coastal Plain

Map Unit Setting

National map unit symbol: 2thwx
Landscape: Lowlands, uplands, coastal plains
Elevation: 0 to 100 feet
Mean annual precipitation: 41 to 50 inches
Mean annual air temperature: 52 to 58 degrees F
Frost-free period: 190 to 260 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Mattapex and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mattapex

Setting

Landscape: Lowlands, uplands, coastal plains
Landform: Swales, Flats, Depressions
Landform position (three-dimensional): Dip, talf
Down-slope shape: Concave, linear
Across-slope shape: Linear, concave
Parent material: Silty eolian deposits over fluviomarine sediments

Typical profile

Ap - 0 to 11 inches: silt loam
BE - 11 to 15 inches: silt loam
Bt - 15 to 36 inches: silt loam
2C1 - 36 to 60 inches: fine sandy loam
2C2 - 60 to 80 inches: loamy sand

Properties and qualities

Slope: 2 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: About 20 to 40 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: F153CY020MD - Moist Loess Upland
Hydric soil rating: No

Minor Components

Nassawango

Percent of map unit: 10 percent
Landscape: Uplands, lowlands
Landform: Bay terraces, Flats
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F153CY030MD - Well Drained Loess Upland
Hydric soil rating: No

Crosiadore

Percent of map unit: 5 percent
Landscape: Lowlands
Landform: Flats, Shallow depressions
Landform position (three-dimensional): Dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: F153CY020MD - Moist Loess Upland

Hydric soil rating: No

Othello, drained

Percent of map unit: 5 percent

Landscape: Coastal plains

Landform: Depressions, Flats, Swales

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Dip

Down-slope shape: Concave, linear

Across-slope shape: Concave, linear

Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp

Hydric soil rating: Yes

UbB—Udorthents, borrow area, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 1vh0s

Landscape: Uplands, lowlands

Elevation: 0 to 150 feet

Mean annual precipitation: 42 to 48 inches

Mean annual air temperature: 52 to 58 degrees F

Frost-free period: 180 to 220 days

Farmland classification: Not prime farmland

Map Unit Composition

Udorthents, borrow area, and similar soils: 75 percent

Minor components: 25 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Udorthents, Borrow Area

Setting

Landscape: Uplands, lowlands

Landform: Flats, Knolls

Anthropogenic Feature: Borrow pits

Down-slope shape: Linear, convex

Across-slope shape: Linear, convex

Parent material: Fluvio-marine sediments fluvio-marine deposits

Typical profile

AC - 0 to 2 inches: loam

C - 2 to 80 inches: sandy loam

Properties and qualities

Slope: 0 to 5 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to very high (0.06 to 19.98 in/hr)

Depth to water table: About 20 to 40 inches

Custom Soil Resource Report

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: C

Hydric soil rating: No

Minor Components

Udorthents, loamy

Percent of map unit: 10 percent

Landscape: Coastal plain uplands

Landform: Broad interstream divides

Landform position (two-dimensional): Shoulder

Landform position (three-dimensional): Talf

Anthropogenic features: Fills

Down-slope shape: Linear, convex

Across-slope shape: Linear

Hydric soil rating: No

Askecksy, drained

Percent of map unit: 5 percent

Landscape: Uplands, lowlands

Landform: Flats, Depressions, Swales

Landform position (three-dimensional): Talf

Down-slope shape: Linear, concave

Across-slope shape: Linear, concave

Ecological site: F153DY130MD - Sandy Coastal Plain Swamp

Hydric soil rating: Yes

Water

Percent of map unit: 5 percent

Landscape: Coastal plains

Anthropogenic features: Borrow pits

Hydric soil rating: No

Klej

Percent of map unit: 5 percent

Landscape: Coastal plains, uplands

Landform: Flats, Shallow depressions

Down-slope shape: Linear, concave

Across-slope shape: Linear, concave

Ecological site: F153DY150NJ - Moist Sandy Upland

Hydric soil rating: No

References

- American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.
- American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.
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- Federal Register. September 18, 2002. Hydric soils of the United States.
- Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.
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- Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580
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- United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.
- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

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United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

**Town of Easton**

Engineering, Planning and Zoning

14 South Harrison Street, Easton, MD 21601

Easton Staff Development Review**Property Information**

Address	605 Port Street, Easton, MD 21601-0000							
Tax Map	0034	Grid	0009	Parcel	0034	Lot	N/A	
Deed Reference:	Liber	635	Folio	555				
Plat Reference:	Liber	N/A	Folio	N/A				
Base Zoning District	G/I		Historic District	Y ☐ N ☒			Planning Redevelopment	Y ☐ N ☒

Purpose of Application / Description of Work:

Construct a pole building for the Talbot County Roads Department equipment storage.

Owner

Name	Brian Moore, Superintendent, Talbot County Roads Department		
Mailing Address	605 Port Street, Easton, Maryland 21601		
Telephone No.		Email	

Applicant / Agent

Name	Robert J. Duma, P.E., Associate		
Mailing Address	106 N. Washington Street, Suite 103, Easton, Maryland 21601		
Telephone No.		Email	

Surveyor / Engineer

Name	Robert J. Duma, P.E.	License No.	38830	Expiration Date	12-29-2026
Mailing Address	106 N. Washington Street, Suite 103, Easton, Maryland 21601				
Telephone No.		Email			

Any modifications during review shall warrant an updated application.

I do hereby solemnly declare and affirm that the information provided by this application and the documents attached hereto accurately represent the conditions of the request and that submission of an incomplete application will be returned for correction prior to processing.

Signature of Applicant or Agent

Date

05/06/2026

Printed Name of Applicant or Agent

Robert J. Duma, P.E.

For Office Use Only

Easton Staff Development Review Meeting Required Y ☒ N ☐

Easton Staff Development Review Meeting Date 05/27/2026

Completeness Check Date 05/07/2026

Revisions/Resubmissions Required Y ☐ N ☐

Resubmission Date TBD

Documents Received Y ☐ N ☐

Staff Determination

Scheduled for May 27, 2026 ESDR

Planning Commission Required Y ☐ N ☐ TBD

BOZA Required Y ☐ N ☐ TBD

2026 - 1732 / ESDR 26 - 06

Historic District Commission Required Y ☐ N ☒

Resubmission for ESDR Required Y ☐ N ☐

Staff Signature *Samantha N. Smith*

Date 05/07/2026

Revised 02-2019

PORT STREET STORAGE BUILDING

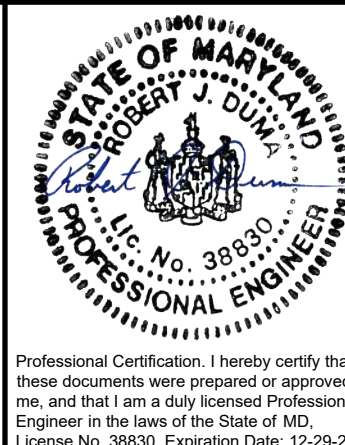
TALBOT COUNTY ROADS DEPT.

TOWN OF EASTON, TALBOT COUNTY, MARYLAND

DBF#1503A039

MAY 2026

ESDR PLAN SUBMISSION



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer in the laws of the State of MD, License No. 38830. Expiration Date: 12/29/2012.

**DAVIS
BOWEN &
FRIEDEL, INC.**

ARCHITECTS • ENGINEERS • SURVEYORS

BARFORD, MARYLAND
410-770-4744

MILFORD, DELAWARE
302-424-1441

SABRISVILLE, MARYLAND
410-543-9919

PORT STREET STORAGE BUILDING
TALBOT COUNTY ROADS DEPT.
TOWN OF EASTON, TALBOT COUNTY, MARYLAND

INDEX OF DRAWINGS	
SHEET NUMBER	SHEET TITLE
C-001	TITLE SHEET
C-002	LEGEND & NOTES
C-003	OVERALL SITE PLAN
V-101	EXISTING CONDITIONS PLAN
C-101	SITE PLAN
C-401	EROSION & SEDIMENT CONTROL PLAN
C-402	EROSION & SEDIMENT CONTROL DETAILS & NOTES
C-501	SITE DETAILS
A-201	PROPOSED ELEVATIONS

ENGINEER'S STATEMENT

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38830, EXPIRATION DATE: 12/29/26.


ROBERT J. DUMA, P.E.
DAVIS, BOWEN & FRIEDEL, INC.
106 N. WASHINGTON STREET, SUITE 103
EASTON, MARYLAND 21601

05/06/2026
DATE

OWNER'S STATEMENT

I, UNDERSIGNED, HEREBY STATE THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

OWNER'S REPRESENTATIVE	DATE
OWNER: LANDS OF TALBOT COUNTY 11 N. WASHINGTON STREET EASTON, MARYLAND 21601	

**APPROVED TOWN OF
EASTON ENGINEER**

NAME _____ DATE _____

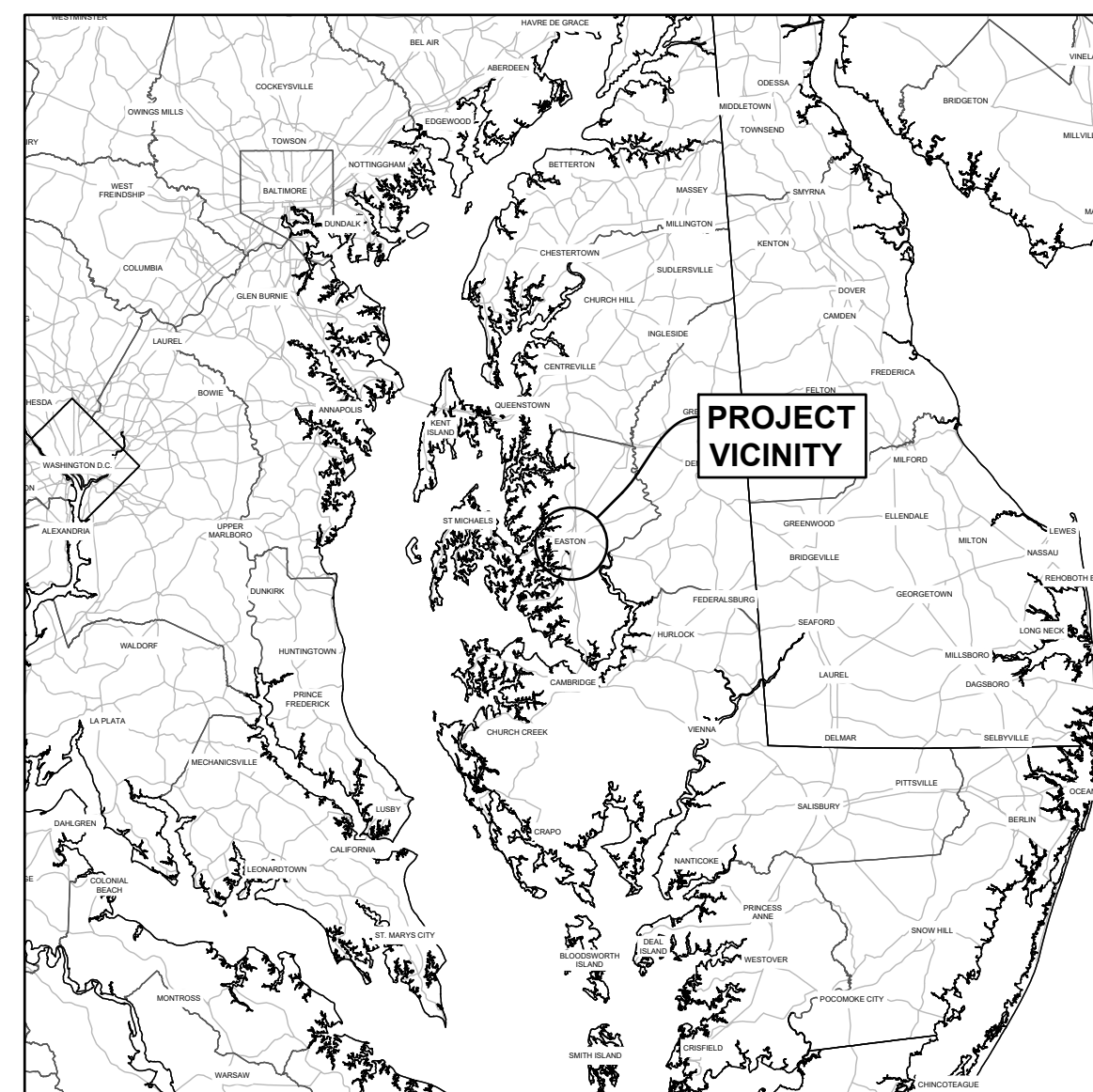
**APPROVED TOWN OF EASTON
PLANNING & ZONING**

NAME _____ DATE _____

TITLE SHEET

Dwg.No.:

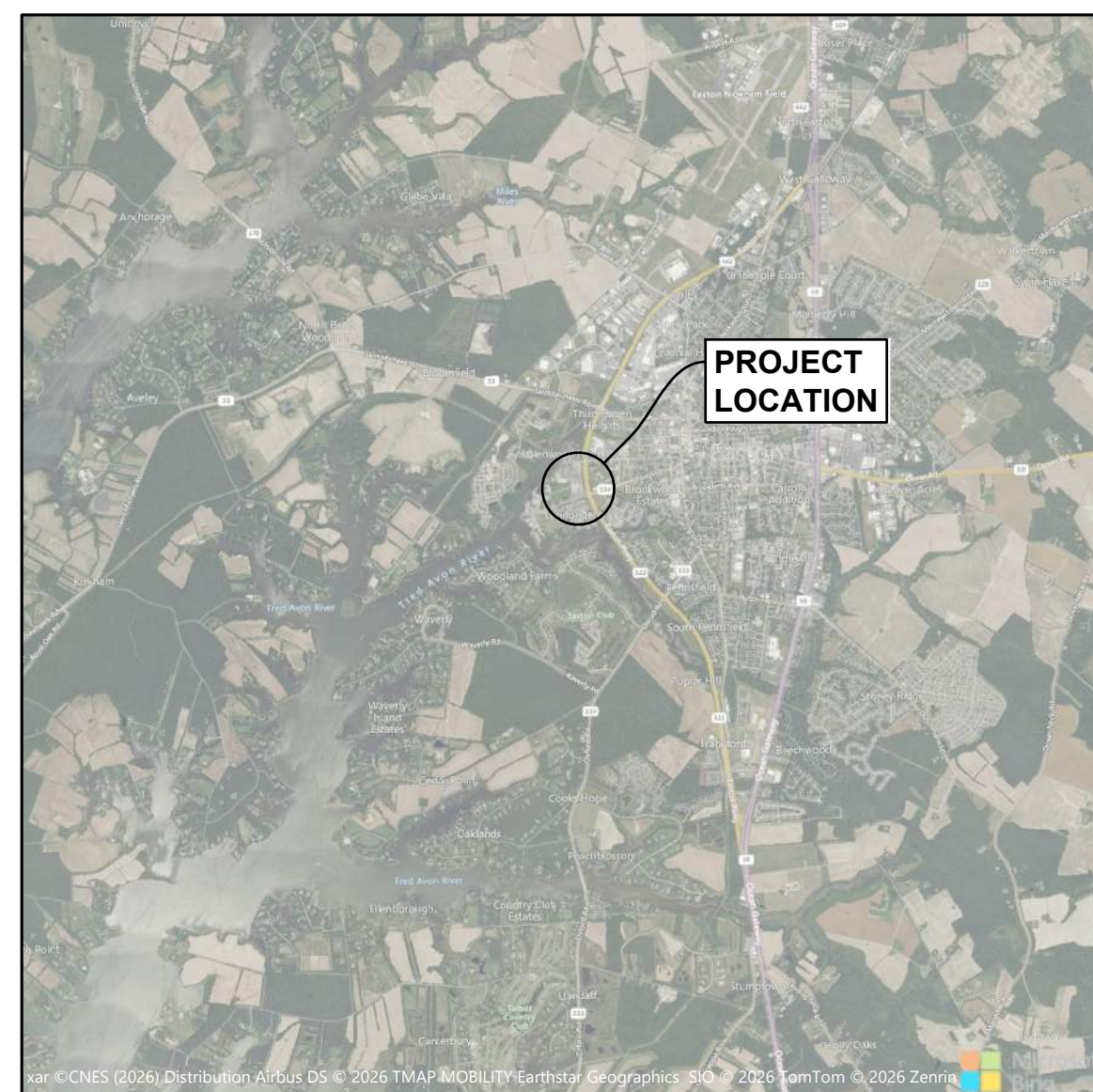
C-001



VICINITY MAP

SCALE: 1" = 100,000'

The vicinity map shows the project location (indicated by a red dot) in relation to major roads and landmarks. The map includes a scale bar from 0 to 300,000 feet and a north arrow.



LOCATION MAP

SCALE: 1" = 6,000'



REVIEWED FOR THE TALBOT SOIL CONSERVATION AND MEETS TECHNICAL REQUIREMENTS

APPROVED

SHAWN D. SMITH, DISTRICT MANAGER
TALBOT SOIL CONSERVATION DISTRICT

NOTE: THE TALBOT SOIL CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, MODIFY, OR OTHERWISE ALTER THE EROSION CONTROL PROVISIONS OF THIS PLAN IN THE EVENT ADDITIONAL PROTECTION BECOMES NECESSARY.

DEVELOPERS CERTIFICATION

I, HEREBY CERTIFY THAT ALL THE DEVELOPMENT AND/OR CONSTRUCTION SHALL BE DONE
ACCORDING TO THIS PLAN OF EROSION AND SEDIMENT CONTROL.

SIGNATURE _____ DATE _____

1. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION FROM THIS PLAN. ANY CHANGE MADE IN THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER WILL PLACE RESPONSIBILITY FOR SAID CHANGE ON THE CONTRACTOR OR SUBCONTRACTOR.

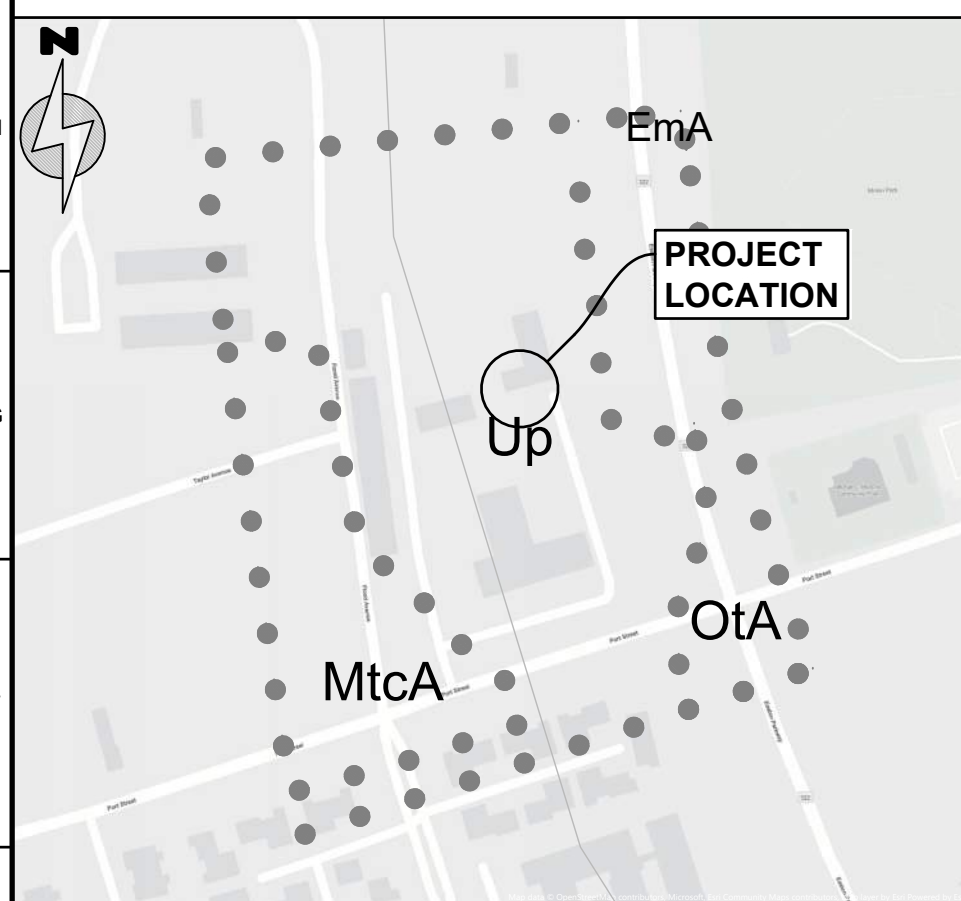
2. ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT THE DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT.

IMPACT STATEMENT

THE BUILDING ARCHITECTURE IS A STANDARD POLE BUILDING TO BE USED FOR THE ROADS DEPARTMENT STORAGE. THE BUILDING WILL BE USED AND OPERATED BY THE TALBOT COUNTY ROADS DEPARTMENT. THE BUILDING OPERATIONS WILL NOT RESULT IN NOXIOUS OR OFFENSIVE ODORS. THE PROPOSED BUILDING WILL NOT CONTAIN ANY WATER OR SEWER FACILITIES, ONLY MINIMAL ELECTRICAL FACILITIES AS NECESSARY. AS A RESULT, AIR AND NOISE POLLUTION WILL NOT BE FORESEEN AS AN ISSUE. TRAFFIC GENERATION BY THE BUILDING WILL BE MINIMAL AND ONLY AS NECESSARY BY THE EMPLOYEES OF THE TALBOT COUNTY ROADS DEPARTMENT USING THE FACILITY. VISITORS ARE NOT TO BE ANTICIPATED. ENTRANCES AND EXITS ARE ADEQUATE.

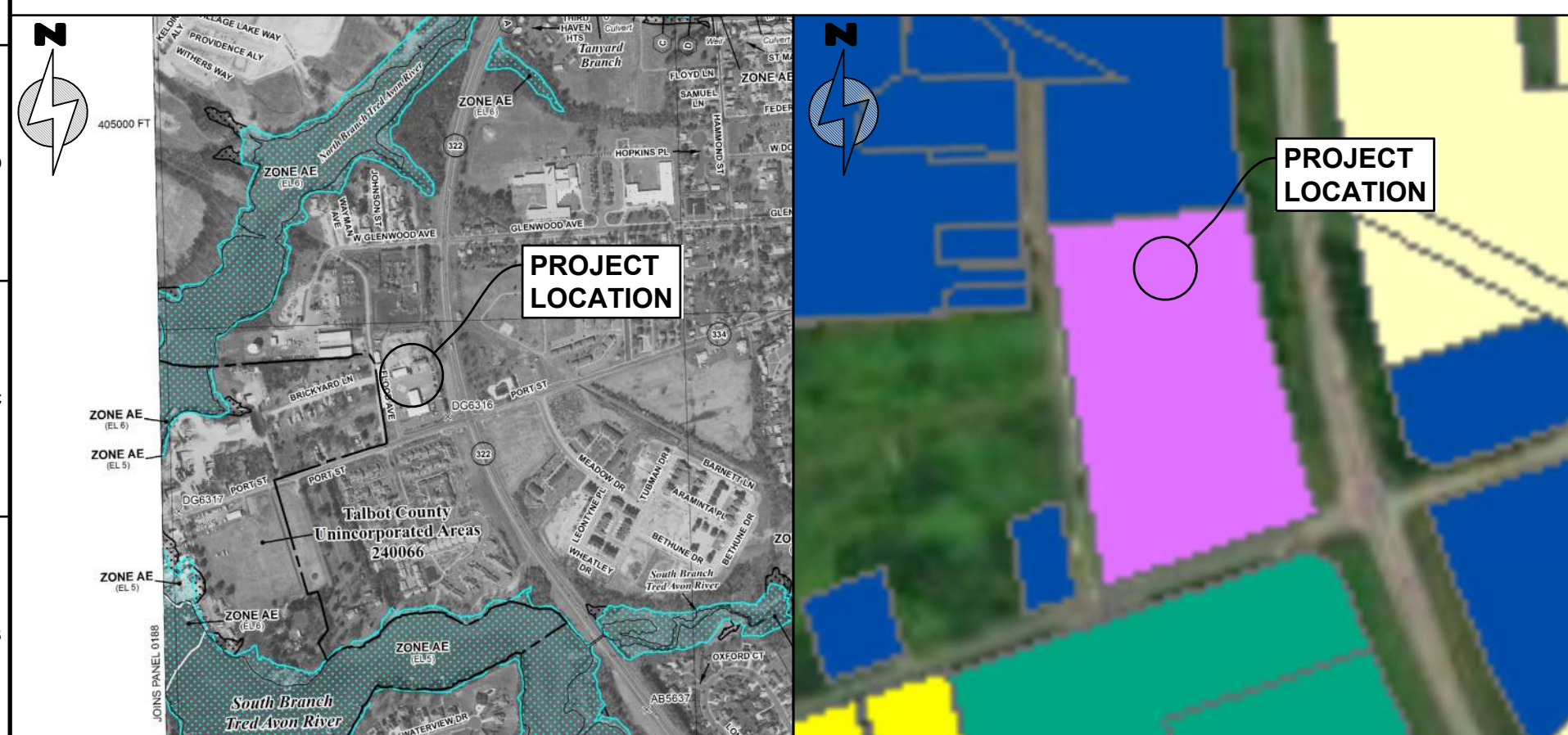
RECOMMENDED DESIGN PRINCIPLES

THIS PLAN SET CONFORMS TO THE RECOMMENDED DESIGN PRINCIPLES FOR EASTON AS NOTED IN THE COMPREHENSIVE PLAN. THE PLAN INCLUDES: INTEGRATED USES, NATURAL RESOURCES, AUTOMOBILES NOT DETERMINING DESIGN, AMPLE OPEN SPACES, ARCHITECTURE RESPECTING EASTON'S HISTORY, SIGNS INFORM, DIVERSE HOUSING, INTERESTING RESIDENTIAL PLACES, AND CONNECTED NEIGHBORHOODS.

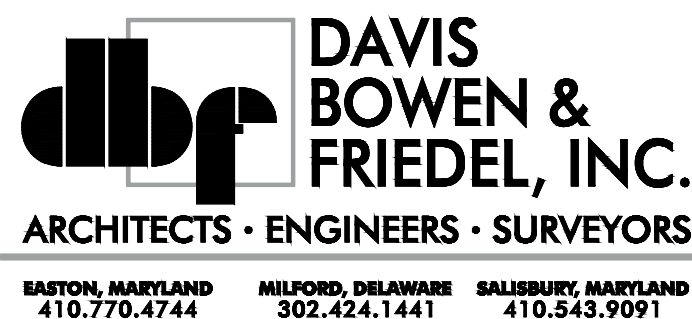


SOILS MAP

SCALE: 1" = 300'

A horizontal scale bar with a black and white alternating pattern. It is marked with '0'', '300'', and '600'' at the top. The bar is divided into segments: a black segment from 0 to 100, a white segment from 100 to 200, a black segment from 200 to 300, a white segment from 300 to 400, a black segment from 400 to 500, a white segment from 500 to 600, and a final black segment from 600 to the end.

PANEL# 24041C0189D
 REVISED: 07/20/2018
FEMA MAP
 SCALE: 1" = 1000'



1. BEFORE ANY EXCAVATION IS PERFORMED, THE CONTRACTOR SHALL CONTACT "MISS UTILITY" OF DELMARVA AT 1-800-441-4541 AT LEAST THREE (3) WORKING DAYS PRIOR TO EXCAVATION TO HAVE EXISTING UNDERGROUND UTILITIES LOCATED.

2. THE TOWN OF EASTON MUST BE NOTIFIED IN WRITING FIVE (5) BUSINESS DAYS PRIOR TO COMMENCING WITH CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED PLANS.

3. A WRITTEN "NOTICE TO PROCEED" MUST BE OBTAINED FROM A PRE-CONSTRUCTION MEETING SCHEDULED WITH THE TOWN OF EASTON BEFORE BEGINNING CONSTRUCTION. 48 HOURS NOTICE IS REQUIRED TO SCHEDULE A PRE-CONSTRUCTION MEETING AND OBTAIN A WRITTEN "NOTICE TO PROCEED".

4. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL APPRISE AND COORDINATE DURING ALL PHASES OF CONSTRUCTION.

TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS 410-770-8170
TALBOT COUNTY DEPT. OF SOIL CONSERVATION DISTRICT 410-822-1344
DAVIS, BOWEN & FRIEDEL, INC. 410-770-4744
TOWN OF EASTON 410-820-8822

5. THE TOWN OF EASTON RESERVES THE RIGHT TO REQUIRE STRUCTURAL MODIFICATIONS TO THE SITE WORK FOLLOWING PERMIT ISSUANCE IF, IN THE OPINION OF THE TOWN, SUCH MODIFICATIONS ARE NECESSARY TO CORRECT DEFICIENCIES IN THE PLAN.

6. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, AND PROJECT SPECIFICATIONS.

7. NO OCCUPANCY PERMIT SHALL BE ISSUED UNTIL ALL IMPROVEMENTS (ROADS, DRAINAGE, STORMWATER MANAGEMENT, ETC.) HAVE BEEN COMPLETED AND THE AS-BUILT PLANS HAVE BEEN ACCEPTED BY THE TOWN OF EASTON.

8. APPROVAL OF THESE PLANS BY THE TOWN OF EASTON IS NOT A REPRESENTATION, GUARANTEE OR WARRANTY OF ANY KIND AND SHALL CREATE NO LIABILITY UPON THE TOWN, ITS OFFICIALS OR EMPLOYEES.

9. THE CONTRACTOR SHALL OBTAIN COPIES OF THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING PLANS AND VERIFY ALL BUILDING DIMENSIONS BEFORE BEGINNING CONSTRUCTION. COORDINATE ALL SITE WORK WITH THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING PLANS.

10. THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.

11. AN "AS-BUILT/RECORD" PLAN SHALL BE PROVIDED TO THE TOWN OF EASTON WITHIN THIRTY (30) DAYS AFTER COMPLETION OF CONSTRUCTION.

12. WHENEVER EXCAVATION DISRUPTS GUY WIRES OR ENDANGERS ANY EXISTING TELEPHONE, POWER OR LIGHT POLE THE POLE SHALL BE BRACED IN ACCORDANCE WITH REQUIREMENTS OF THE OWNER OF THE POLE.

13. CONSTRUCTION FOR ALL PUBLIC UTILITIES, MUST BE IN ACCORDANCE WITH THE LATEST TALBOT COUNTY DEPT. OF PUBLIC WORKS STANDARD DETAILS AND THE "CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR UTILITY AND ROADWAY CONSTRUCTION".

14. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE STAKEOUT NECESSARY FOR THE INSTALLATION OF THE BUILDING. ALL STAKEOUT TO BE PERFORMED UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF MARYLAND.

15. CONSTRUCTION OF ROADS, LOT AND SITE GRADING SHALL CONFORM TO EROSION AND SEDIMENT CONTROL REQUIREMENTS DEFINED ON THE SEDIMENT CONTROL PLAN DRAWINGS.

16. EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. NO GUARANTEE IS MADE OR IMPLIED REGARDING THE ACCURACY OR COMPLETENESS THEREOF. CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF DEPTH, SIZE AND MATERIAL OF ALL UNDERGROUND UTILITIES TO HIS OWN SATISFACTION BEFORE BEGINNING ANY EXCAVATION. IF THE OWNER AND ENGINEER PROVIDE ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION, IF THE CONTRACTOR RELIES ON SAID INFORMATION, HE DOES SO AT HIS OWN RISK. THE GIVING OF THE INFORMATION ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO SUPPORT AND PROTECT ALL SHOWN OR NOT SHOWN EXISTING UTILITIES AND APPURTENANCES SHOULD ALL EXISTING UTILITIES BE DAMAGED BY THE CONTRACTOR, THEN THE CONTRACTOR SHALL REPAIR THE DAMAGE CAUSED TO THE OWNER'S SATISFACTION, AT THE CONTRACTORS EXPENSE.

17. THE TALBOT SOIL CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION OR SEDIMENTS CONTROL MEASURES AS IT DEEMS NECESSARY.

18. CONTRACTOR SHALL ADJUST TO FINISH GRADE AS NECESSARY ANY VALVE BOXES, MANHOLES, CATCH BASINS, ETC. PRIOR TO PLACING PAVING.

19. DISCREPANCIES

A. THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES DISCOVERED BETWEEN THE DRAWINGS AND EXISTING CONDITIONS.

B. ERRORS OR OMISSIONS IN DRAWINGS OR LAYOUT SHALL BE TREATED AS A DISCREPANCY.

C. THE ENGINEER WILL REVIEW THE CONTRACTOR'S REQUESTING TO CONFIRM THE DISCREPANCY.

D. THE ENGINEER WILL ISSUE NEW INSTRUCTIONS AS SOON AS POSSIBLE TO RELIEVE THE DISCREPANCY.

E. THE CONTRACTOR SHALL RESOLVE ANY DISCREPANCY BEFORE START OF WORK OR CONTINUATION AFTER THE DISCREPANCY ARISES."

35. ON-SITE TOPOGRAPHIC SURVEY BY DAVIS, BOWEN, & FRIEDEL, INC., APRIL, 2026. HORIZONTAL DATUM IS MARYLAND STATE PLANE, NAD 83/91. VERTICAL DATUM IS NAVD 88.

36. THE SITE IS NOT LOCATED WITHIN AN AREA OF 100 YEAR FLOOD BASED UPON INFORMATION OBTAINED FROM THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD BOUNDARY AND FLOODWAY MAP, FEMA PANEL NUMBER 2404/C1/189D, DATED JULY 20, 2016.

37. THERE ARE NO WETLANDS LOCATED WITHIN THE PROJECT LIMITS.

38. THIS SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA AS DEFINED BY THE MARYLAND DEPARTMENT OF NATURAL RESOURCES CRITICAL AREA BOUNDARY MAP VIEWER.

39. DURING THE PROCESS OF THE JOB, THE CONTRACTOR SHALL KEEP A CAREFUL RECORD AT THE JOB SITE OF ALL CHANGES AND CORRECTIONS TO THE INFORMATION SHOWN ON THE CONTRACT DRAWING(S) AND THE STORMWATER MANAGEMENT PLAN DRAWING(S). PRIOR TO BACKFILL, THE CONTRACTOR SHALL ENTER SUCH CHANGES AND CORRECTIONS ON ONE SET OF RED LINE AS-BUILT DRAWINGS. THE RED LINE AS-BUILT DRAWINGS SHALL INDICATE, IN ADDITION TO ALL CHANGES AND CORRECTIONS, ALL SUBSURFACE STRUCTURES/UTILITIES INSTALLED OR UNCOVERED, REFERENCED TO PERMANENTLY FIXED SURFACE STRUCTURES. PRIOR TO TESTING OF THE UTILITY/UTILITIES AND ACCEPTANCE OF THE SWM FACILITIES INVOLVED UNDER THE CONTRACT, THE CONTRACTOR SHALL SHOW THE CONTRACTOR AND OWNER'S ENGINEERING TO REVIEW THE AS-BUILT DRAWINGS SHOWING THE AFOREMENTIONED DATA AND ONE COPY OF THE RED LINE AS-BUILT DRAWINGS TO THE TOWN OF EASTON. SHOULD THE CONTRACTOR FAIL TO MAINTAIN RED LINE AS-BUILT DRAWING(S), THE OWNER MAY BE REQUIRED TO HIRE AN INDEPENDENT CONTRACTOR AND MAY BE REQUIRED TO TEST PIT THE MAINS AT THE DISCRETION OF THE TALBOT COUNTY ENGINEER. PARTIAL ACCEPTANCE OF THE PUBLIC UTILITIES AND ACCEPTANCE OF THE STORMWATER MANAGEMENT FACILITY MAY BE DELAYED PENDING RECEIPT OF THIS INFORMATION.

40. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEVIATION FROM THESE PLANS UNLESS WRITTEN APPROVAL HAS BEEN PROVIDED BY THE ENGINEER.

1. MISS UTILITY OF DELMARVA SHALL BE NOTIFIED THREE CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION, AT 1-800-441-8355.
2. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO THEIR LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL ABOVE GROUND STRUCTURES, UNDERGROUND STRUCTURES, PADS, WALLS, FENCES, FOUNDATIONS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, STRUCTURES, UTILITIES, ETC., SUCH THAT IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
4. THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE ROAD WAY, INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, FENCES, FOUNDATIONS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, STRUCTURES, UTILITIES, ETC., SUCH THAT MAN-MADE OBSTRUCTIONS, TRAFFIC CONTROL, REGULATORY, WARNING AND INFORMATIONAL, SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE. THE COST SHALL BE INCLUDED IN THE COST OF ITEMS BID.
5. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.
6. MARYLAND REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND FENCES, AND CONSTRUCTION DEBRIS, IN ANY MANNER. ANY AND ALL CONSTRUCTION AND DEMOLITION DEBRIS AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM. ADDITIONAL COSTS WILL BE NEGOTIATED WITH THE OWNER.
7. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING THE LOCATION AND WORKING HOURS OF THE REMOVAL AND/OR RELOCATION OF UTILITIES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES, PERMITS AND CHARGES.
8. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL WORK MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
9. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., TO THE BEST PRACTICES.
10. PRIOR TO DEMOLITION OR EXCAVATING, EROSION CONTROL DEVICES ARE TO BE INSTALLED AS DETAILED ON THE SEQUENCE OF CONSTRUCTION.

FEATURE DESCRIPTION	ID	EXISTING	PROPOSED
BOLLARD			
CURB, TYPE 1-4			
CURB OPENING			
CURB OPENING W/ SIDEWALK			
FENCE - CHAINLINK OR STRANDED			
LAMP AND POST - RESIDENTIAL			
MAILBOX			
TRAFFIC SIGN AND POST			

FEATURE DESCRIPTION	ID	EXISTING	PROPOSED
FLARED END SECTION			
DRAINAGE MANHOLE			
DRAINAGE INLET			
DIRECTIONAL FLOW ARROW			
RIPRAP			
DRAINAGE PIPE			
UNDERDRAIN			
UNDERDRAIN OUTLET			
SAFETY END SECTION			
BIOFILTRATION SWALE			
DITCH CENTERLINE			
DRAINAGE JUNCTION BOX			
DRAINAGE PIPE HEADWALL			

FEATURE DESCRIPTION	ID
ABANDON BY CONTRACTOR	AB C
ABANDON BY OTHERS	AB O
ADJUST BY CONTRACTOR	A C
ADJUST BY OTHERS	A O
CONVERT TO JUNCTION BOX	C-JB
CONVERT TO DRAINAGE MANHOLE	C-MH
DO NOT DISTURB	DNB
PEDESTRIAN CONNECTION / TYPE	PC
PEDESTRIAN CONNECTION / TYPE WITHOUT DETECTABLE WARNING SYSTEM	PC- W
RELOCATE BY CONTRACTOR	RL C
RELOCATE BY OTHERS	RL O
REMOVE BY CONTRACTOR	RM C
REMOVE BY OTHERS	RM O

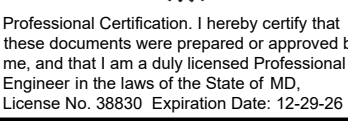
FEATURE DESCRIPTION	EXISTING	PROPOSED
HEDGEROW OR THICKET		
SHRUBBERY		
TREE - CONIFEROUS		
TREE - DECIDUOUS		
TREE LINE		
CONTOUR ELEVATION LABEL		
ELEVATION		

FEATURE DESCRIPTION	EXISTING	PROPOSED
SURVEY BENCHMARK LOCATION		
IRON ROD WITH CAP SET		● IRCS
CONCRETE MONUMENT (STONE FOUND)	☐ CMF ☐ SF	○ IPF
IRON PIPE FOUND	⊗ IRF	
IRON ROD FOUND	○ IPF	

FEATURE DESCRIPTION	EXISTING	PROPOSED
BUILDING SETBACK LINE		
PERMANENT EASEMENT		
PROPERTY LINE		
RIGHT-OF-WAY BASELINE		
RIGHT-OF-WAY LINE		
TAX DITCH RIGHT-OF-WAY		
TEMPORARY CONSTRUCTION EASEMENT		

FEATURE DESCRIPTION	EXISTING	PROPOSED
LIMIT OF DISTURBANCE		
SILT FENCE		
WETLANDS BOUNDARY LINE		
WETLANDS		
WETLANDS BUFFER LINE		
VEGETATION BUFFER LINE		
GENERAL BUFFER LINE		
FORESTED BUFFER LINE		
LANDSCAPE BUFFER LINE		
SIDEWALK / SHARED USE PATH		

FEATURE DESCRIPTION	EXISTING	PROPOSED
ELECTRIC - ABOVE GROUND		
ELECTRIC - UNDERGROUND		
ELECTRIC MANHOLE		
ELECTRIC METER		
ELECTRIC TRANSFORMER		
GAS - UNDERGROUND		
GAS MANHOLE		
GAS METER		
GAS VALVE		
LIGHT POLE		
RAILROAD TRACKS		
SANITARY MAIN		
SANITARY SEWER MANHOLE		
SOIL BORING LOCATION		
TELEPHONE TEST POINT		
UTILITY POLE GUY WIRE ANCHOR		
UTILITY POLE		
WATER MAIN		
WATER - FIRE HYDRANT		
WATER VALVE		
WATER METER / LATERAL		
SANITARY SEWER CLEANOUT / LATERAL		



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dbf

**EASTON, MARYLAND
410.770.4744**

**MILFORD, DELAWARE
302.424.1441**

**SALISBURY, MARYLAND
410.543.0091**

PORT STREET STORAGE BUILDING
TALBOT COUNTY ROADS DEPT.
TOWN OF EASTON, TALBOT COUNTY, MARYLAND

[illegible]

Date:	MAY 2026
Scale:	NOT TO SCALE
Dwn.By:	RJD
Proj.No.:	1503A039

Dwg.No.:

C-002



**PORT STREET STORAGE BUILDING
TALBOT COUNTY ROADS DEPT.
TOWN OF EASTON, TALBOT COUNTY, MARYLAND**

[illegible]

SITE PLAN

Dwg.No.:
C-101

SITE NOTES	
(A)	PR. 200'X40' STORAGE BUILDING
(B)	PR. CONCRETE BOLLARD, TYP.
(C)	PR. 5' CONCRETE SIDEWALK

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional ENGINEER the laws of the State of MD, License No. 38830 Expiration Date: 12-29-26

**DAVIS
BOWEN &
FRIEDEL, INC.**
ARCHITECTS • ENGINEERS • SURVEYORS

dbf

EASTON, MARYLAND
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BALTIMORE, MARYLAND
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**PORT STREET STORAGE BUILDING
TALBOT COUNTY ROADS DEPT.
TOWN OF EASTON, TALBOT COUNTY, MARYLAND**

Date:	MAY 2026
Scale:	1" = 20'
Dwn.By:	RJD
Proj.No.:	1503A039

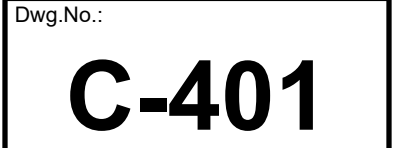
SITE PLAN

Dwg.No.:
C-101

SITE IMPERVIOUSNESS & WATER QUALITY VOLUME WQV (REDEVELOPMENT)	
SITE AREA, A (ACRES)	0.07
EXISTING IMPERVIOUS SURFACE AREA (ACRES)	0.07
PROPOSED IMPERVIOUS SURFACE AREA (ACRES)	0.035
RAINFALL DEPTH, P (IN)	1.00
EXISTING IMPERVIOUSNESS, Ipre	100.00%
PROPOSED IMPERVIOUSNESS, Ipost	50.00%
REQUIRED TREATMENT AREA (ACRES)	0.00
RUNOFF COEFFICIENT (Rv)	0.95
WATER QUALITY VOLUME, WQV (CF)	0

NOTES: THE LIMIT OF DISTURBANCE FOR STORMWATER MANAGEMENT HAS BEEN CALCULATED USING THE EARTH DISTURBANCE REQUIRED TO INSTALL THE CONCRETE SLAB FOR THE BUILDING. THE PROPOSED GRASSED AREA IS 50% OF THIS LIMIT OF DISTURBANCE FOR THE REDUCTION OF IMPERVIOUS AREA REQUIRED FOR STORMWATER MANAGEMENT REDEVELOPMENT REGULATIONS. PERMANENT SEEDING SUMMARY SHALL BE FOLLOWED ON SHEET C-402

THIS DRAWING, THE DESIGN AND CONSTRUCTION FEATURES DISCLOSED ARE PROPRIETARY TO DAVIS, BOWEN & FRIEDEL, INC., AND SHALL NOT BE ALTERED OR REUSED WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2020



\\nas1leas\Civil\1503A Talbot County\1503A039 Port Street Storage Bldg\CAD\SHEET\C-403.dwg May 06 2026 - 10:27am dunn

- *CUT AND FILL NUMBERS ARE NOT TO BE USED BY CONTRACTOR, FOR ESTIMATING PURPOSES ONLY

SEE MIXTURE (HARDINESS ZONE 7b) FROM TABLE 26				FERTILIZER RATE (10-20-20)	LIME RATE
SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTHS		
ANNUAL RATE	40	2/15 - 4/30 8/15 - 11/30	1/2"	436 lb/ac (130 lb / 1000sf)	2 tons/ac (90 lb / 1000sf)
FOX TAIL MILEL	30	5/1 - 8/14	1/2"		

NOTE: FOR SANDY SOILS, PLANT SEEDS AT TWICE THE DEPTH LISTED ABOVE.

SPECIES	SEE MIXTURE (HARDNESS ZONE 7b) FROM TABLE 25			FERTILIZER RATE (10-20-20)			LIME RATE
	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTHS	N	P205	K20	
TALL FESCUE	130			45 lb/ac	90 lb/ac	90 lb/ac	2 tons/ac
BLUEGRASS	15	3/1 - 5/15	1/4" - 1/2"	(0.9 lb / 1000sf)	(2 lb / 1000sf)	(2 lb / 1000sf)	(90 lb / 1000sf)
RED TOP	1	8/15 - 10/15					

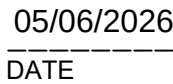
1. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:

- A. THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND
- B. SEVEN (7) DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING

1. CONTACT THE TOWN OF EASTON (410-820-8822) AND M.D.E. (410-537-3000) TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST 2 WEEKS PRIOR TO COMMENCING CONSTRUCTION.
2. INSTALL EROSION AND SEDIMENT CONTROL MEASURES WHERE SHOWN ON THE PLANS.
3. CONSTRUCT PROPOSED BUILDING.
4. IMMEDIATELY STABILIZE DISTURBED AREAS PER EROSION CONTROL NOTES.
5. BACKFILL, COMPACT, AND PROVIDE SURFACE RESTORATION AS REQUIRED.
6. CLEAN UP PROJECT SITE, SEED AND MULCH REMAINING DISTURBED AREAS.
7. UPON COMPLETION OF PROJECT AND FINAL STABILIZATION AND WITH M.D.E. CONCURRENCE, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.
8. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE THE STABILIZED AREAS CONTINUOUSLY MEET THE APPROVED REQUIREMENTS OF THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION, AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT. I/WE HEREBY AUTHORIZE THE RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION BY APPROPRIATE INSPECTION AND ENFORCEMENT AUTHORITY OR THE STATE OF MARYLAND, DEPARTMENT OF THE ENVIRONMENT.

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I & II AND THE MARYLAND ENVIRONMENT EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT REGULATIONS.



ROBERT J. DUMA, P.E.
MD P.E. REGISTRATION NO. 38830
EXP. 12/29/2026

ESD TO THE MEP HAS BEEN IMPLEMENTED IN ORDER TO MEET THE FOLLOWING ELEMENTS:

1. PREVENT SOIL EROSION FROM DEVELOPMENT PROJECTS.
2. PREVENT INCREASES IN NONPOINT POLLUTION.
3. MINIMIZE POLLUTANTS IN STORMWATER RUNOFF FROM BOTH NEW DEVELOPMENT AND REDEVELOPMENT.
4. RESTORE, ENHANCE, AND MAINTAIN CHEMICAL, PHYSICAL, AND BIOLOGICAL INTEGRITY OF RECEIVING WATERS TO PROTECT PUBLIC HEALTH AND ENHANCE DOMESTIC, MUNICIPAL, RECREATIONAL, INDUSTRIAL AND OTHER USES OF WATER AS SPECIFIED BY MDE.
5. MAINTAIN 100% OF THE AVERAGE ANNUAL PREDEVELOPMENT GROUNDWATER RECHARGE VOLUME.
6. CAPTURE AND TREAT RUNOFF TO REMOVE POLLUTANTS.
7. IMPLEMENT A CHANNEL PROTECTION STRATEGY TO PROTECT RECEIVING STREAMS.
8. PREVENT INCREASES IN THE FREQUENCY AND MAGNITUDE OF OUT-OF-BANK FLOODING FROM LARGE LESS FREQUENT STORMS.
9. PROTECT PUBLIC SAFETY THROUGH THE PROPER DESIGN AND OPERATION OF STORMWATER MANAGEMENT FACILITIES.

THE FOLLOWING ITEMS HAVE BEEN ADDRESSED TO MEET THE REQUIREMENTS OF THE GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY (NPDES NUMBER MDR10, STATE DISCHARGE PERMIT NUMBER 09GP).

- # **DETAIL H-6** **ONSITE CONCRETE** **WASHOUT STRUCTURE**
- STANDARD SYMBOL
- CWS
- 10 FT. TYP.

10 FT. TYP.

SANDBAG

IMPERMEABLE SHEETING

A
- PLAN
- ## EXCAVATED WASHOUT STRUCTURE
- SANDBAG OR EQUIVALENT

IMPERMEABLE SHEETING

3 FT. TYP.

1:1 OR FLATTER SIDE SLOPE

SECTION A-A
- 10 FT. TYP.

10 FT. TYP.

B

B

STAKE (TYP.)

IMPERMEABLE SHEETING

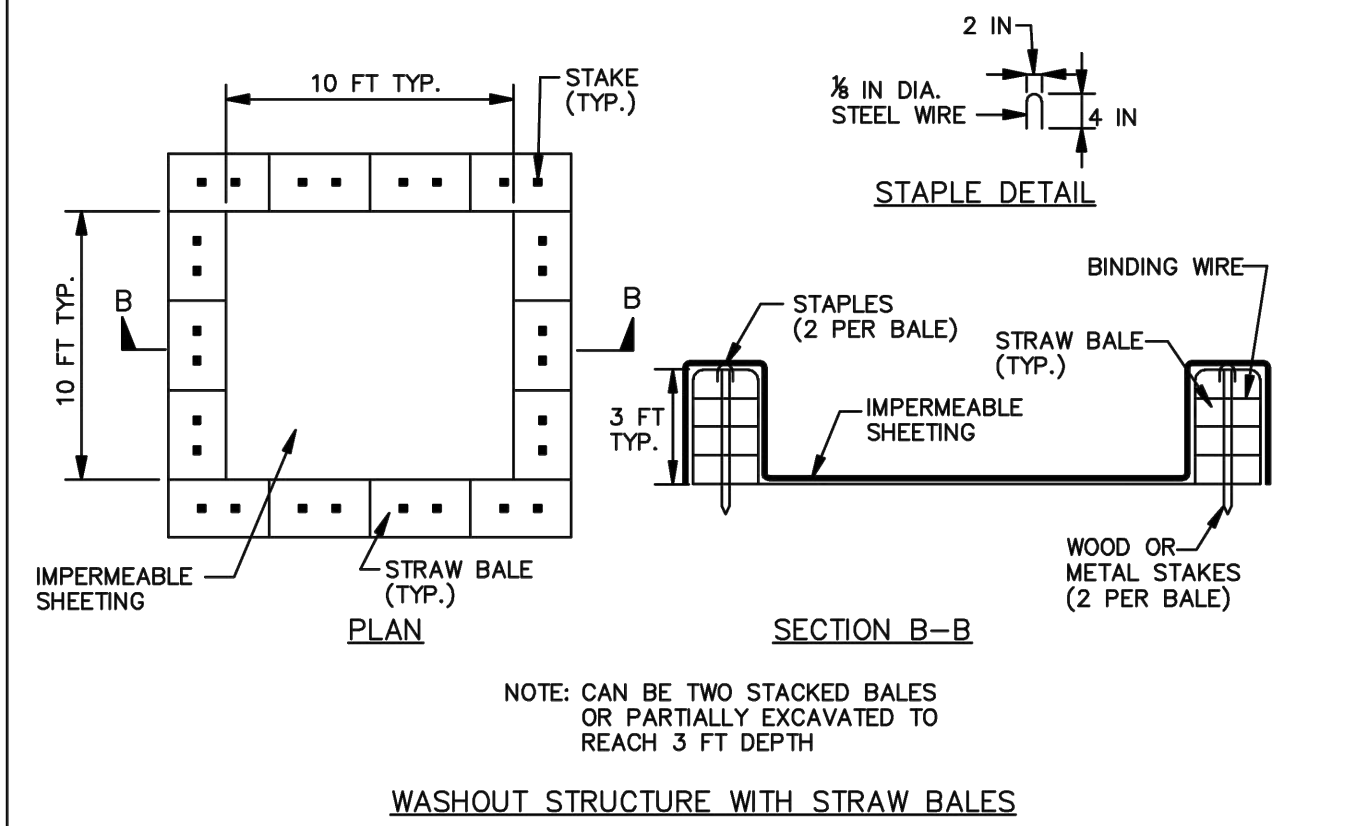
WOOD FRAME
- PLAN
- ## WASHOUT STRUCTURE WITH WOOD PLANKS
- IMPERMEABLE SHEETING

3 FT. TYP.

WOOD FRAME SECURELY FASTENED AROUND ENTIRE PERIMETER WITH TWO STAKES

10 FT. TYP.

SECTION B-B
- 1 OF 2
- MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
- U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
- 2011
- MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

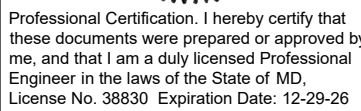


1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN LINES, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FEET OF HOLES AND TEARS OR OTHER EFFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORWARDED RAINSTORMS, REMOVE LIQUIDS FROM COVER STRUCTURE TO PREVENT OVERTFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

H.25

- 2 OF 2

E.3



PORT STREET STORAGE BUILDING
TALBOT COUNTY ROADS DEPT.
TOWN OF EASTON, TALBOT COUNTY, MARYLAND

Date: MAY 2026

Scale:

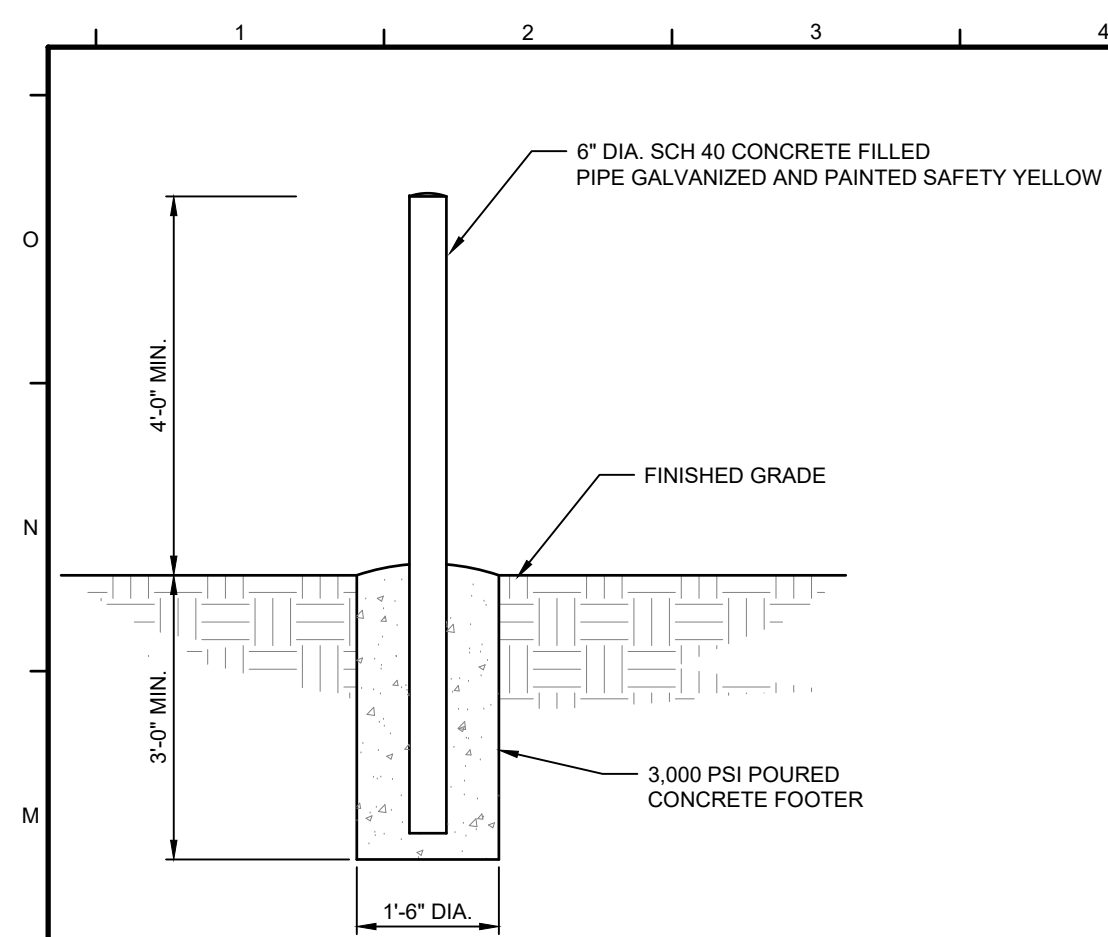
NOT TO SCALE

RJD

Proj.No.: 1503A039

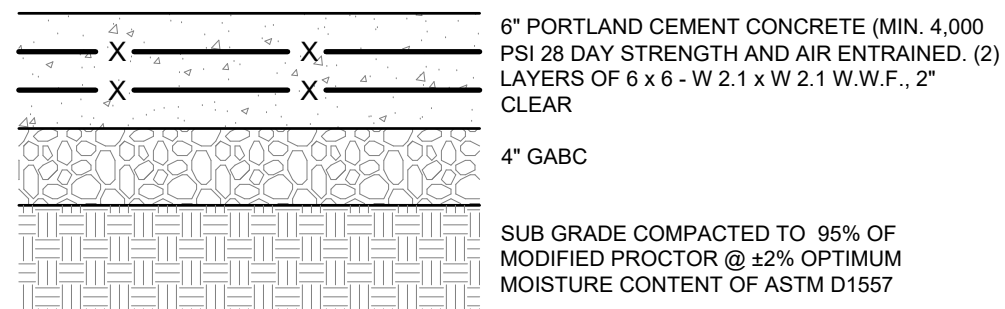
Dwg.No.:

C-402



BOLLARD DETAIL

SCALE: NOT TO SCALE

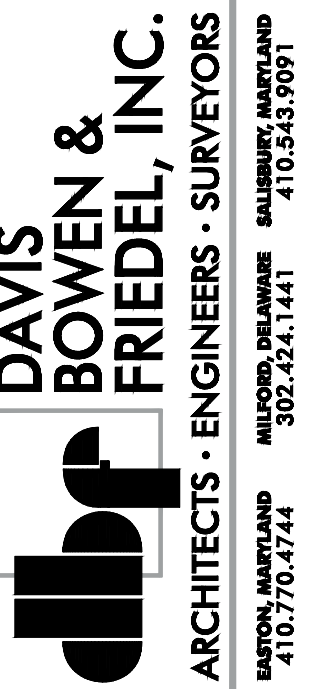


CONCRETE SLAB SECTION

SCALE: NOT TO SCALE



Professional Certification. I hereby certify that the documents were prepared or approved by me and that I am a duly licensed Professional Engineer in the laws of the State of MD, License No. 38830 Expiration Date: 12-29-26



PORT STREET STORAGE BUILDING
TALBOT COUNTY ROADS DEPT.
TOWN OF EASTON, TALBOT COUNTY, MARYLAND

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[illegible]

MAY 2026

AS SHOWN

n.By: RJE

File No.: 1503A039

SITE DETAILS

g.No.:

C-501

PORT STREET STORAGE BUILDING
TALBOT COUNTY ROADS DEPT.
TOWN OF EASTON, TALBOT COUNTY, MARYLAND

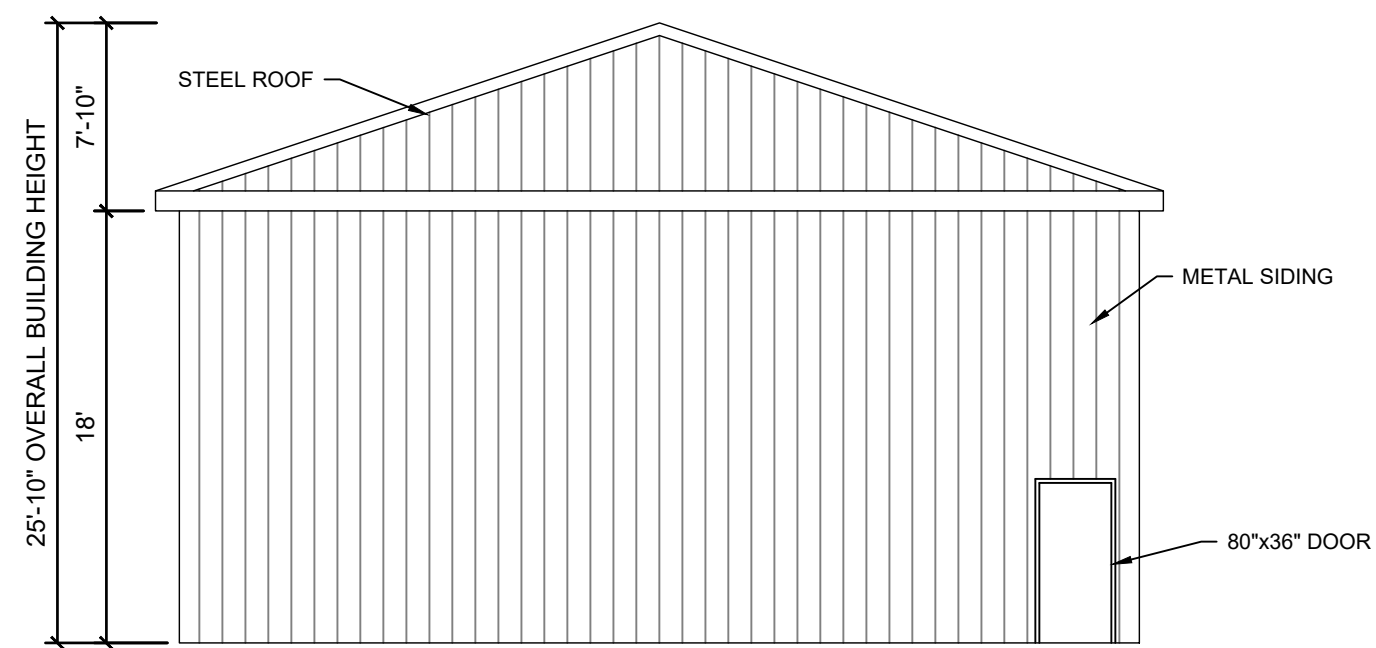
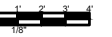
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Date:	MAY 2026
Scale:	1/8" = 1'-0"
Own.By:	RJD
Proj.No.:	1503A039

PROPOSED ELEVATIONS

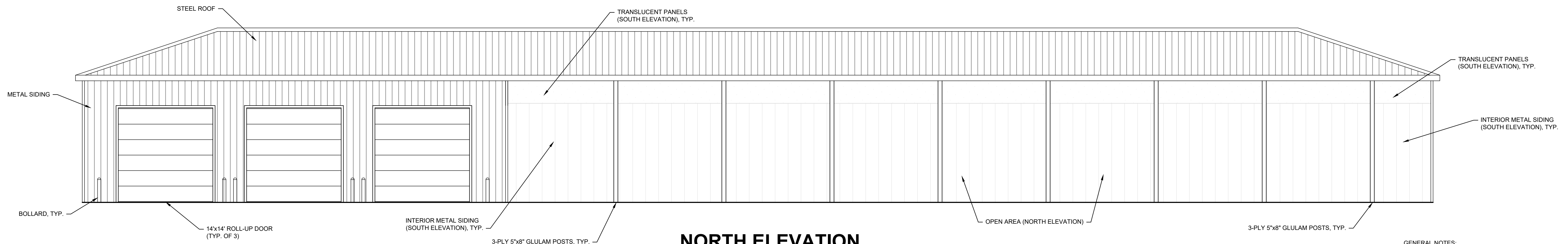
Dwg.No.:

A-201



WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES:
ARCHITECTURAL ELEVATIONS PROVIDED AS AN APPROXIMATION OF THE GENERAL BUILDING HEIGHT AND SHAPE. FINAL ARCHITECTURAL PLANS AND ELEVATIONS TO BE PROVIDED BY BUILDING MANUFACTURER.

*Ring W. Lardner, P.E.
W. Zachary Crouch, P.E.
Michael E. Wheedleton, AIA, LEED GA
Jason P. Loar, P.E.
Jamie L. Sechler, P.E.*

**SWM NARRATIVE FOR
PORT STREET STORAGE BUILDING
TALBOT COUNTY ROADS DEPARTMENT
TALBOT COUNTY, MARYLAND
DBF# 1503A39
May 6, 2026**

The new Port Street Storage Building will be an addition to the Talbot County Roads Department storage yard located at 605 Port Street in Easton, Maryland. The stormwater management for this proposed project will be of focus in this narrative. The proposed structure will be 200' by 40' pole building that will be used to store various pieces of equipment owned by the Talbot County Roads Department.

The site is currently a large developed 6.05 acre parcel of land owned by Talbot County. The proposed limit of disturbance (LOD) is approximately 0.07 acres. Much of the site is currently being taken up by existing storage buildings for various pieces of equipment owned by the Talbot County Roads Department, administration buildings, and large areas of gravel parking and stockpiles, thus making the project subject to Redevelopment requirements due to the impervious area being above the 40% threshold.

The proposed building will only have a small section that required earth disturbance. The owner has requested a concrete floor under the area of the building with the three (3) garage doors. This area has been included in the stormwater management limit of disturbance. The remaining portion of the building will be open on one side and will reutilize the existing gravel already on-site. With this being a pole building construct, disturbance is minimal only to set the glulam posts. Therefore this area of the building has not been included in the limit of disturbance.

Based on the proposed site and the existing impervious area, the stormwater management on site will be handled via redevelopment standards by reducing the proposed impervious area by 50%. The impervious area will be reduced by planting grass behind the proposed building, creating pervious area to offset the stormwater regulations.

Based on the information provided, the proposed design will reduce the impervious area by 50%, following the redevelopment regulations in the 2000 Maryland Stormwater Design Manual, Chapter 5, latest revised. This narrative shows that the proposed stormwater management design implements the best management practices for this site.